

HAWTHORNE AREA REVITALIZATION DEMONSTRATION PROJECT

UNIVERSITY OF MINNESOTA
CENTER FOR COMMUNITY STUDIES AND
DEPARTMENT OF LANDSCAPE ARCHITECTURE

1991

No. 367

DESIGN CONCEPTS FOR NEIGHBORHOOD HOUSING MINNEAPOLIS, MINNESOTA

University of Minnesota
Center for Community Studies and
Department of Landscape Architecture

1991

Funding for support of this project was provided through the Hawthorne Area Community Council by the Minneapolis Community Development Agency for the Hawthorne Area Revitalization Demonstration Project; and through the Center for Community Studies by the Center for Urban and Regional Affairs and the College of Architecture and Landscape Architecture.

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INTRODUCTION

As part of the community effort to produce a comprehensive redevelopment plan known as Hawthorne Area Revitalization Demonstration (HARD) project, the Hawthorne Area Community Council (HACC) applied to the University of Minnesota Center for Community Studies (CCS) for design assistance. Through CCS, a University Department of Landscape Architecture class spent several weeks during fall 1990 investigating improvements for exterior residential environments.

This report represents the culmination of the students' work and is presented to the Hawthorne Community in hope that these ideas will inspire the best future possible for the neighborhood.

PROJECT PURPOSE

The role of the class project was to explore and illustrate different ways that exterior residential environments can be improved in the four block Project HARD area in order to increase livability and marketability of homes. After the class project is complete, the community can use the design ideas to generate discussion and build consensus before proceeding to work with professionals to develop final implementation plans.

THE PROCESS

The designs were done by a University of Minnesota Landscape Architecture class (LA 3091) under faculty supervision by Professor David Pitt and landscape architect Julie Marckel. The project was undertaken as a part of a course that focused on creating quality residential environments. The class of twenty-eight senior and graduate students worked in teams, each preparing a conceptual master plan for one of the four blocks in the Project HARD area. The project began on November 19, 1990 with a visit to the site and a meeting with the members of HACC. Students presented their designs to the community on December 12, 1990 and are now compiled into this report by student assistant M. Alison McKenna.

COMMUNITY AND SITE BACKGROUND

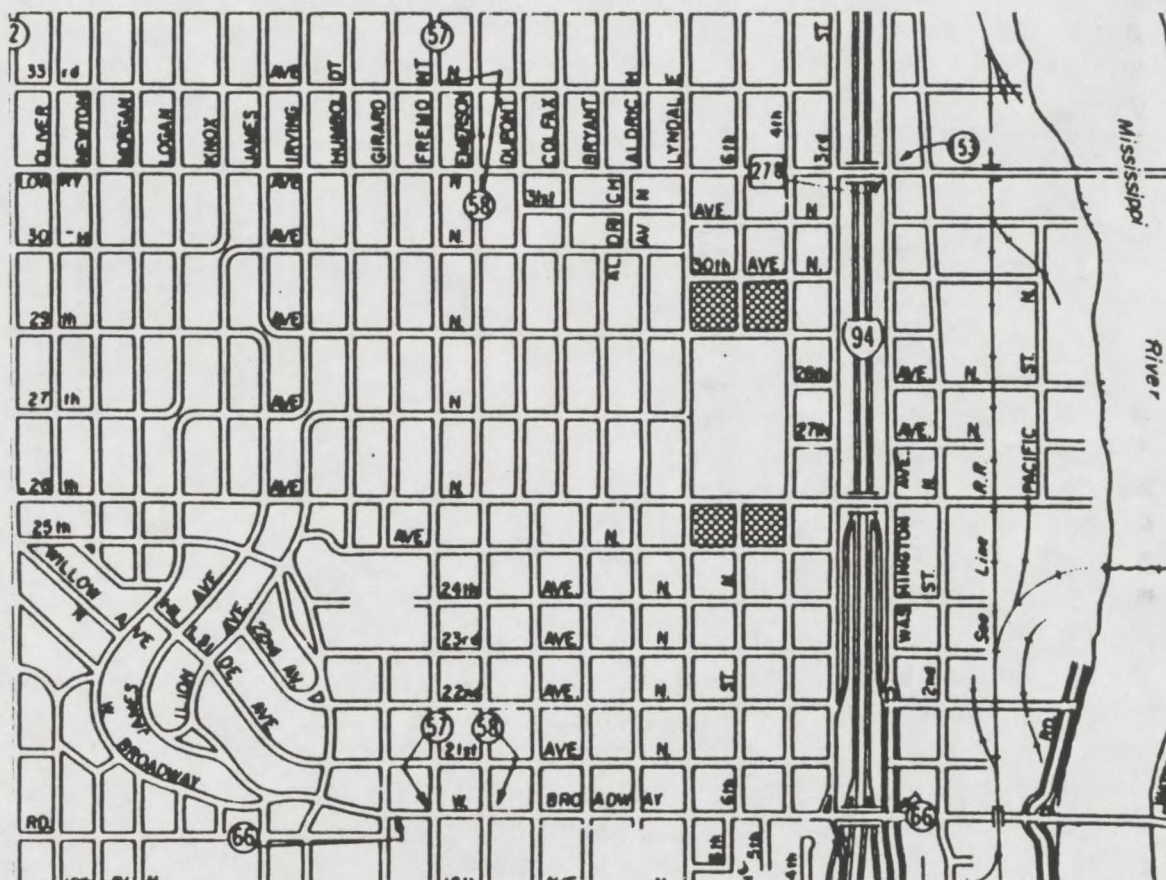
The Hawthorne neighborhood is located in north Minneapolis. It has a population of over 7,000 residents of diverse ethnic and cultural heritage, many are single parents and senior citizens. The residents, led by the Hawthorne Area Community Council, hope to build a cohesiveness within the neighborhood by developing a sense of community. HACC's mission speaks clearly the goals of the community:

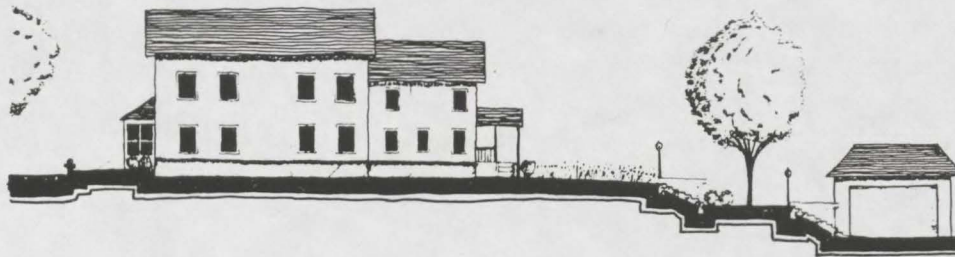
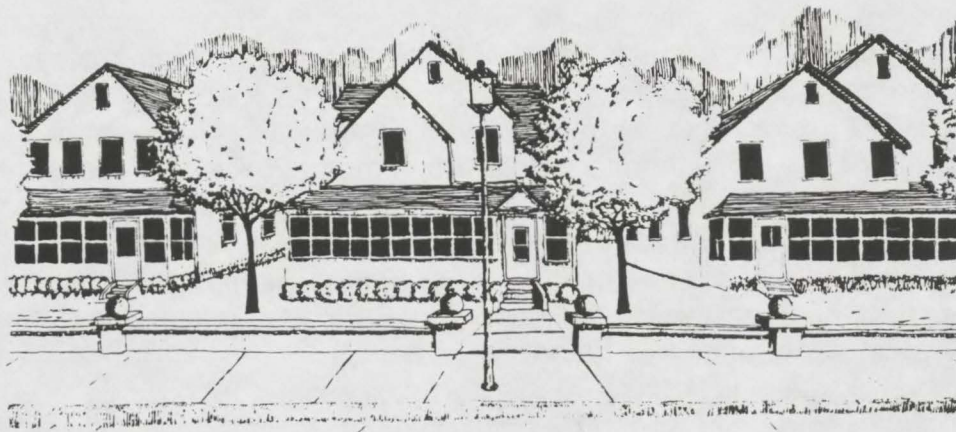
"The Hawthorne Area Community Council seeks to improve the quality of life in the Hawthorne neighborhood through empowering residents in order that they can address the physical, cultural, social and economic needs of the community."

Over the years HACC has identified the housing issue as the organization's top priority; specifically, increasing opportunities for home ownership, improving the conditions of rental units and decreasing the number of absentee rental units. To this end, redevelopment and rehabilitation must maintain affordability for low to moderate income residents.

The HARD Project is designed to promote the Hawthorne Neighborhood as one where people would choose to live. Implementation of the project includes all levels of government, neighborhood residents, several non-profit development and housing organizations, private contributors and private business. The project will address neighborhood livability in a defined geographical area with broad based expertise and financial resources sufficient to demonstrate a replicable model of collaboration.

The four blocks which make up the north and south boundaries to Farview Park were selected as the area to be addressed by the students. This subarea of the HARD Project was characterized by overcrowding, lack of alley access, irregular curb cuts, undersized and or vacant lots and deteriorating housing stock. Positive aspects of the site include a seventeen acre park, steep topographical changes, views of the Minneapolis skyline and the Victorian nature of many of the existing dwellings. Students were encouraged to maximize these positive aspects while exploring different solutions for improving the quality of life in Hawthorne.





PROGRAM OBJECTIVES

- * Reuse vacant land created through removal of unsafe structures.
- * Replat parcel boundaries to coincide with revised land uses on the master plan.
- * Provide vehicular access and parking for each dwelling.
- * Create a safe environment for residents and visitors, whether on foot or in a car.
- * Maximize usable outdoor space for each dwelling.
- * Clearly demarcate private and public space to reduce trespassing, vandalism and the sense that portions of the block are "no man's land".
- * Use the Hawthorne area's steep topography as an asset.
- * Promote resident and community pride in the neighborhood.
- * Improve the visual appearance and market appeal of the neighborhood.

PROJECT IMPLEMENTATION

This report is a compilation of design proposals explored by eight groups of landscape architecture students. Many alternative ways to develop the Hawthorne area are presented here. Aspects of different designs may be appealing, yet none of these plans are expected to be directly implemented.

The community is advised to use these designs as an inspirational source of ideas to further efforts to plan and fund the revitalization of the neighborhood. The designs can also be useful in assessing the implications of city politics and regulations, and how this neighborhood may want to work with the city to develop zoning and other policies more supportive of neighborhood revitalization. By careful evaluation and discussion a clearer understanding can be developed of how to best facilitate the needs expressed by the residents of Hawthorne.

The HARD committee should work with a professional landscape architect to develop the final master plan, cost estimates and implementation details to assure the highest quality return on the resources invested.

Many of the proposals presented here represent ambitious schemes however such efforts are possible; it will require the cooperation and commitment of the community, private investors and the city.



6 th STREET N.

NORTH WEST BLOCK

DESIGN PROPOSAL

A unique situation occurs on this block which is not found on the other three blocks in the study area, there is not an existing alley. The interior space of this block allows both groups to confront the need for parking, security and privacy in two totally different ways; one chose to add an alley the other did not.

Group One proposed an "L" shaped alley to access private parking and garages. This configuration allows for connection to adjacent alleys and avoids an opening onto the park. Changes in paving materials suggests crosswalks and creates a visual border along the line between public and private property. Group Two provided access to the garages from the street which frees the interior of the block from traffic and enlarges the backyard space. Both groups replaced the secondary structures in order to establish a sense of organization and cohesiveness.

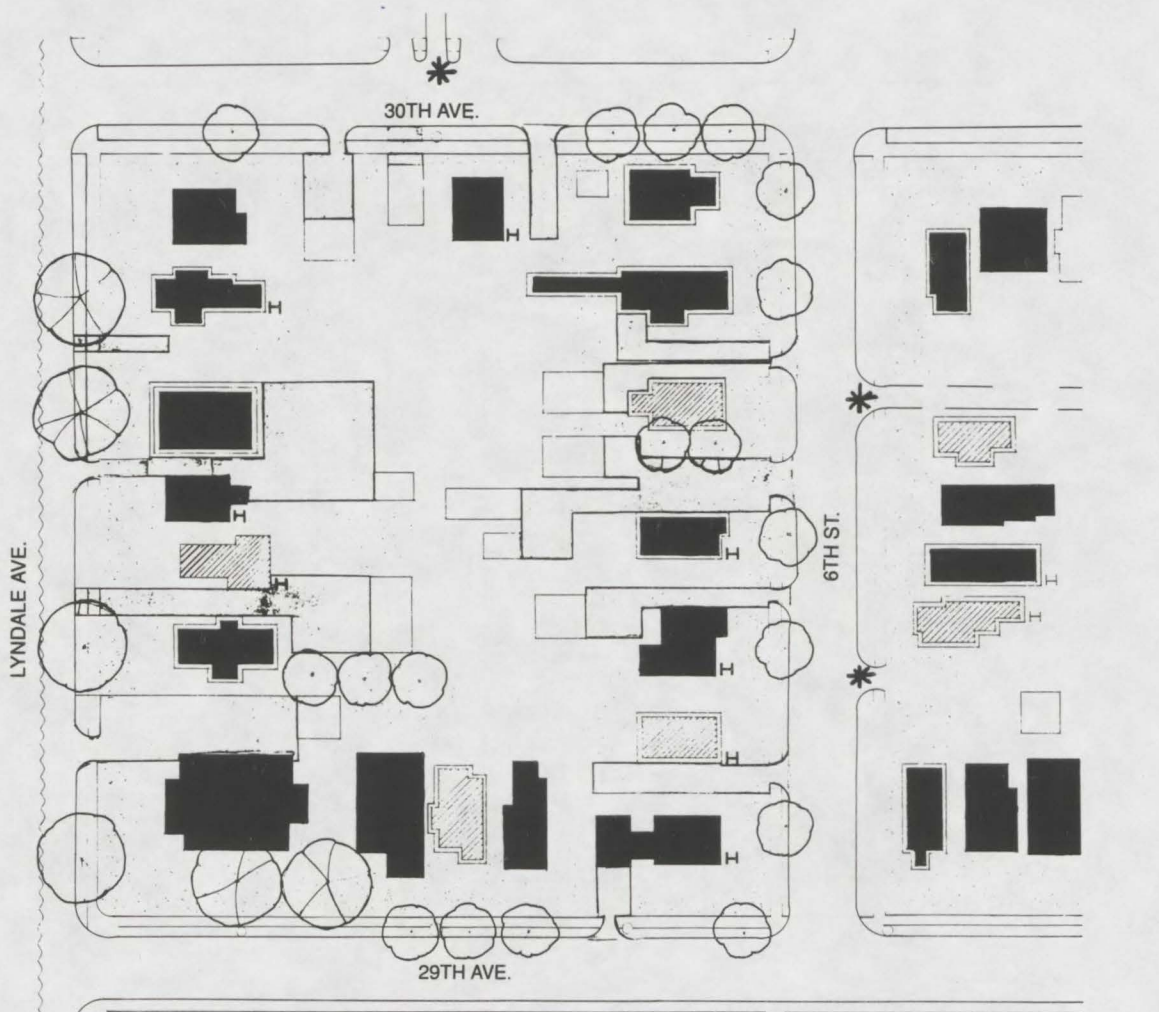
The issues of security, privacy and neighborhood identity along the exterior of the block were similarly addressed by both groups. Lighting, vegetation and fencing all contribute to the knowledge of where public space meets private space and where one person's property meets another's. Group One added banners along the street creating a special neighborhood identity. Group Two suggested the burial of power lines to enhance the visual quality of the block.

The need for a secure play area for children was handled differently by the two groups. Group One created a separate fenced tot-lot within the block while Group Two achieved the same measure of security by means of visibility and closure within the interior of the block.

This block allowed both groups a wide range of viable alternatives in addressing the issues concerning the community.

GROUP ONE

BARB HANSON
SHERRI BUSS
CRAIG NELSON
STEPHEN WARREN

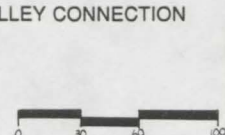


KEY

□ SINGLE-FAMILY HOME
 □ DUPLEX
 □ FOURPLEX
 H HOMESTEAD

■ HOMES TO REMAIN
 ▨ POSSIBLE REMOVAL
 □ DRIVEWAY PAVEMENT

○ EXISTING TREES
 □ GARAGE
 * POSSIBLE ALLEY CONNECTION



ISSUES AND DIRECTIVES FOR DESIGN

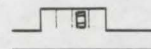
-BLOCK SECURITY



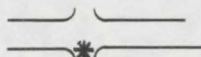
-BLOCK IDENTITY



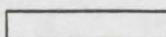
-LACK OF OFF-STREET PARKING AND GARBAGE STORAGE



-CONNECTION TO NEIGHBORING ALLEYS



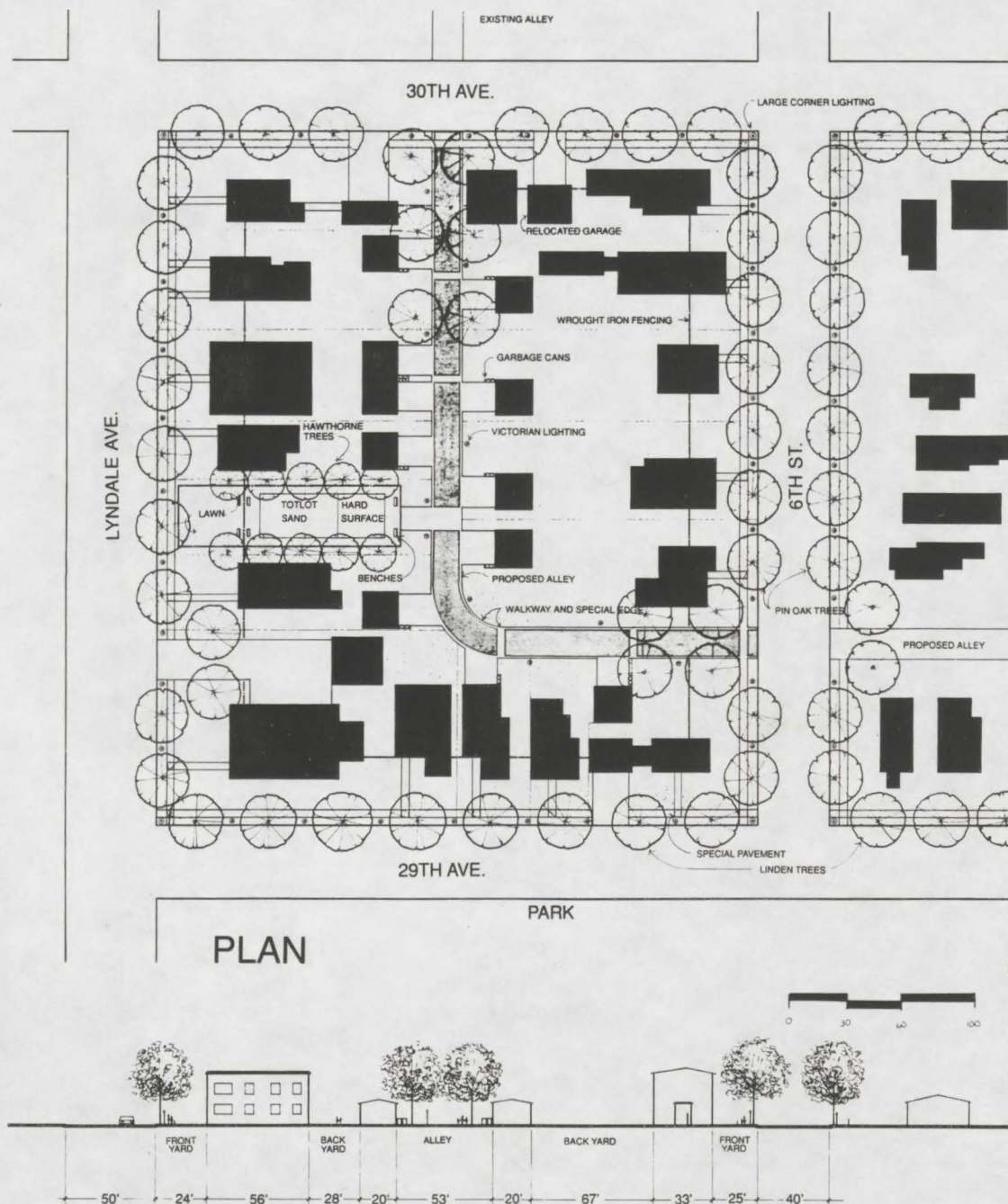
-LARGE AREAS OF DRIVEWAY PAVING



HAWTHORNE AREA
COMMUNITY COUNCIL

PROJECT H.A.R.D. EXISTING CONDITIONS

BARB HANSON
 SHERRI BUSS
 CRAIG NELSON
 STEPHEN WARREN



SECTION

FEATURES OF THE PLAN

THE PROPOSED PLAN FOR THIS BLOCK INCLUDES A VARIETY OF ELEMENTS DESIGNED TO ADDRESS THE ISSUES AND NEEDS IDENTIFIED BY THE HAWTHORNE NEIGHBORHOOD COUNCIL AND THE H.A.R.D. PLAN. THEY INCLUDE:

ADDITION OF AN ALLEY TO PROVIDE OFF-STREET PARKING AND GARBAGE COLLECTION FOR ALL HOUSES ON THE BLOCK. RE-ARRANGEMENT OF GARAGES OFF THE ALLEY WILL ALLOW FOR REDUCTION OF DRIVEWAY PAVEMENT AND INCREASE USABLE SPACE IN MANY YARDS.

THE ALLEY HAS BEEN DESIGNED WITH AMPLE LIGHTING TO IMPROVE SECURITY. IT WILL ALLOW FOR INCREASED COMMUNICATION AND IDENTITY AMONG NEIGHBORS THROUGH EVERYDAY INTERACTION. THE WALKWAYS ARE DESIGNED TO ENCOURAGE NEIGHBORING ACROSS THE ALLEY BY THE USE OF CONTRASTING COLOR IN THE WALKS AND ALLEY PAVEMENT. A TOT LOT HAS BEEN DESIGNED AND INCLUDED WITH ENTRANCES ON LYNDALE AVENUE AND THROUGH THE ALLEY. THE LOT IS FENCED AND MAY BE

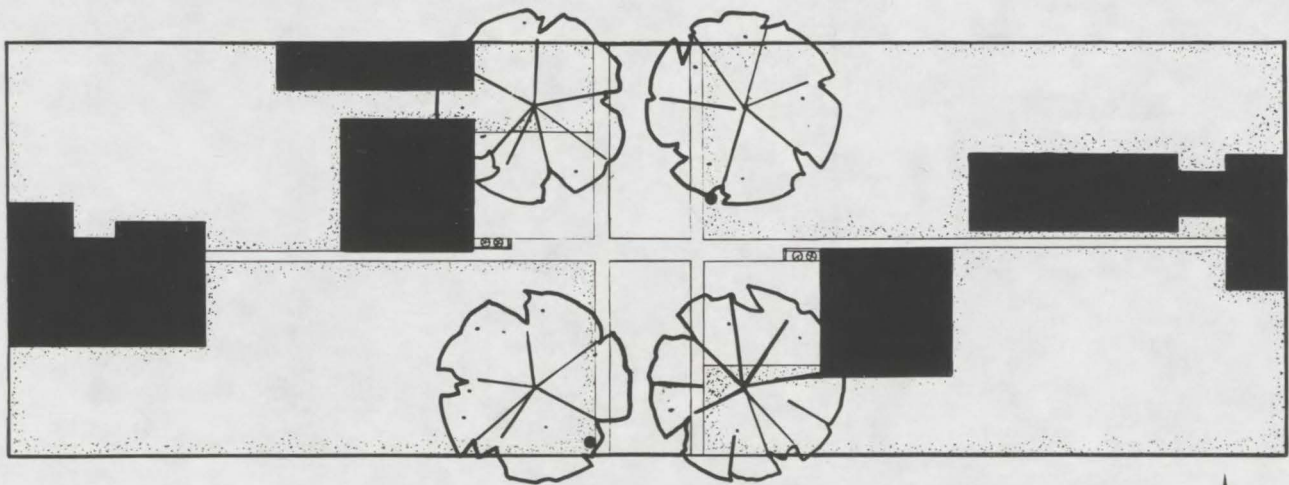
LOCKED TO PROVIDE A SECURE PLAY SPACE CLOSE TO HOME FOR CHILDREN WHO ARE TOO SMALL TO USE FARVIEW PARK. VICTORIAN STYLE LIGHTING HAS BEEN ADDED AROUND THE BLOCK TO COMPLEMENT BUILDINGS AND PROVIDE ADDITIONAL SECURITY FOR PEDESTRIANS. STREET TREE PLANTINGS HAVE ALSO BEEN INCREASED TO BEAUTIFY THE STREET. SPECIAL PAVEMENTS HAVE BEEN ADDED AT SIDEWALK INTERSECTIONS IN FRONT OF EACH HOUSE TO HELP IDENTIFY THE BLOCK AS A SPECIAL PLACE AND EACH HOME

AS SPECIAL, TOO. LOW, ORNAMENTAL WROUGHT IRON FENCES HAVE BEEN INCLUDED AROUND EACH FRONT YARD TO SEPARATE THESE PRIVATE SPACES FROM THE PUBLIC STREET, WHILE MAINTAINING A CLEAR VIEW. TALLER WROUGHT IRON FENCES ARE SUGGESTED BETWEEN HOUSES TO EMPHASIZE THE PRIVACY OF BACKYARDS AND KEEP UNWANTED VISITORS OUT OF THE INTERIOR OF THE BLOCK. THE ELEMENTS OF THE PLAN EMPHASIZE IMPROVED SECURITY, IDENTITY, FUNCTION, AND BEAUTY FOR RESIDENTS OF THE BLOCK.

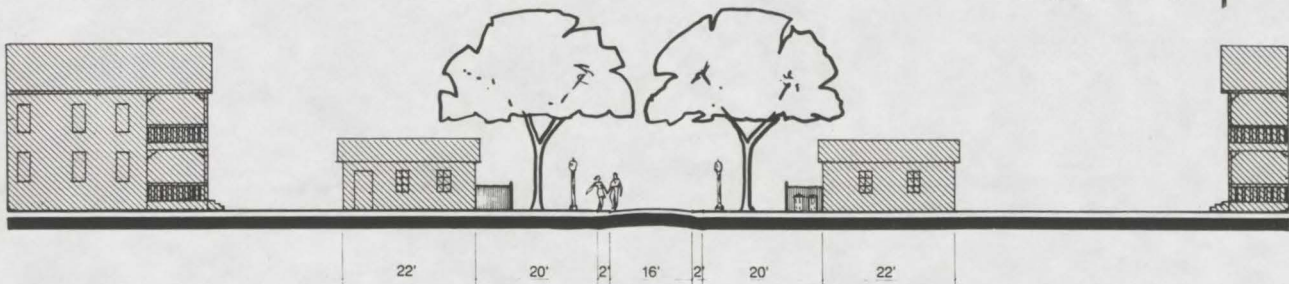
HAWTHORNE AREA
COMMUNITY COUNCIL

PROJECT H.A.R.D. MASTER PLAN

BARB HANSON
SHERRI BUSS
CRAIG NELSON
STEPHEN WARREN



PLAN



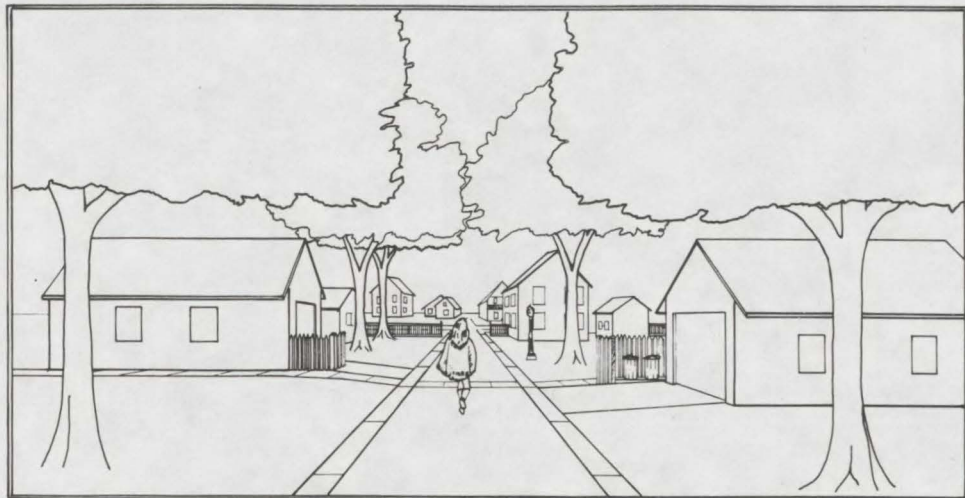
SECTION

THE ALLEY

THE PROPOSED ALLEY SHOULD HELP TO MEET SOME FUNCTIONAL NEEDS ON THE BLOCK, SUCH AS OFF-STREET PARKING AND GARBAGE COLLECTION FOR ALL HOMES ON THE BLOCK. ITS DESIGN IS L-SHAPED TO CONNECT WITH A POTENTIAL ALLEY OF THE NEIGHBORING BLOCK, AND AVOID AN OUTLET ONTO THE PARK THAT MAY BE TEMPTING FOR INTRUDERS, OR ONTO BUSY LYNDAL AVE.

IN ADDITION, LIGHTING HAS BEEN PROVIDED TO INCREASE SECURITY AND COORDINATE WITH LIGHTING ON THE STREET AROUND THE BLOCK.

THE ALLEY PAVEMENT INCLUDES CHANGES IN COLOR TO SUGGEST SIDEWALKS ACROSS THE ALLEY AND ALONG ITS EDGE. THESE MAY HELP TO INCREASE A SENSE OF COMMUNITY AMONG BLOCK RESIDENTS AND SIGNAL DRIVERS TO SLOW DOWN AND LOOK FOR PEDESTRIANS. THE ALLEY SHOULD ACT AS A "SEAM" BETWEEN THE EAST AND WEST SIDES OF THE BLOCK, ALLOWING FOR INCREASED COMMUNICATION AND IDENTIFICATION AMONG BLOCK RESIDENTS AS THEY CARRY ON DAY TO DAY ACTIVITIES.



PERSPECTIVE OF ALLEY



PAVING

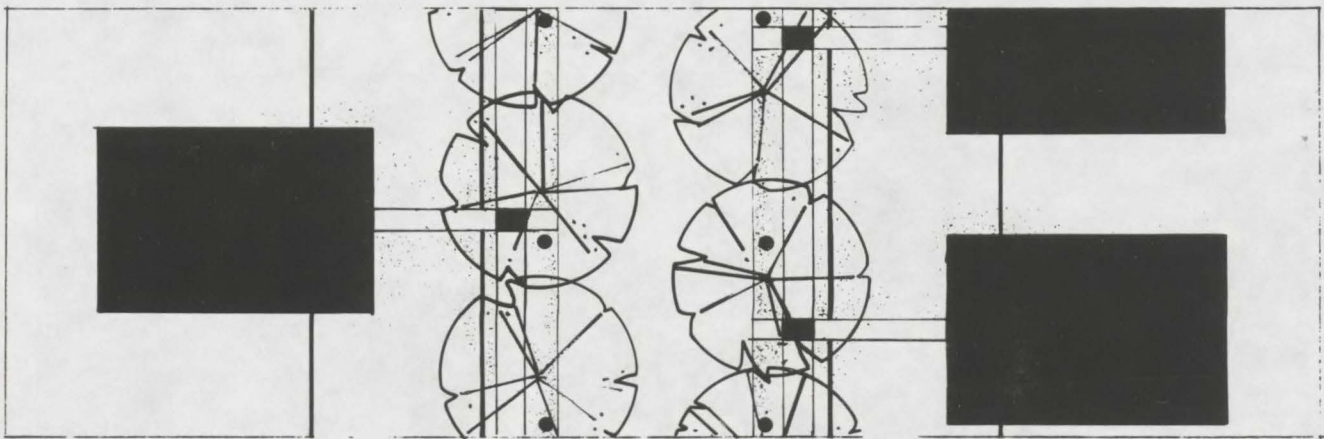
LIGHTING

SCREENING

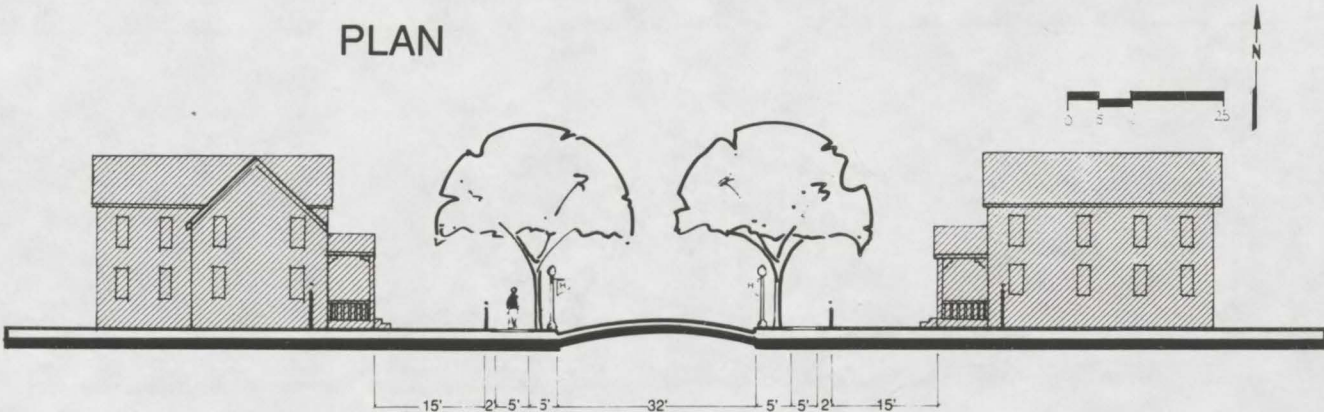
HAWTHORNE AREA
COMMUNITY COUNCIL

PROJECT H.A.R.D. THE ALLEY

BARB HANSON
SHERRI BUSS
CRAIG NELSON
STEPHEN WARREN



PLAN

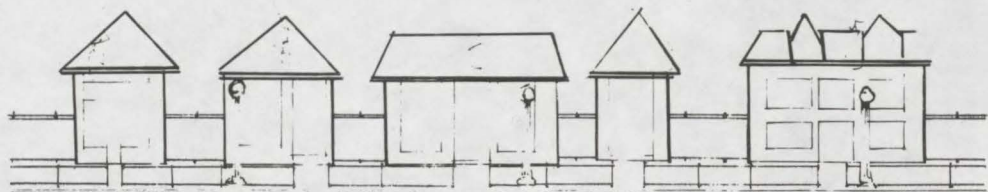


SECTION

THE STREET

THE ELEMENTS OF THE STREETScape SHOULD ENHANCE THE SECURITY, IDENTITY, AND BEAUTY OF THE BLOCK. THEY INCLUDE:

- NEW LIGHTING
- SPECIAL PAVING
- STREET TREES
- UNIFIED FENCING
- COLORFUL BANNERS



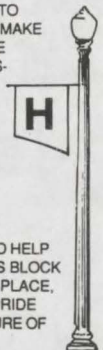
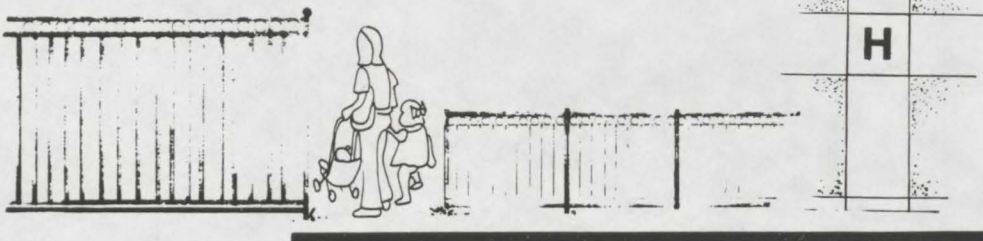
TYPICAL STREET ELEVATION

HIGHER WROUGHT-IRON FENCES BETWEEN THE HOUSES SUGGEST INCREASED PRIVACY FOR THE BACKYARDS AND COULD HELP KEEP UNWANTED VISITORS OUT OF PRIVATE YARDS. RESIDENTS MAY ADD ADDITIONAL FENCING OF THEIR CHOICE ALONG SIDES AND BACK OF THEIR YARDS IF MORE PRIVACY IS DESIRED.

LOW, WROUGHT-IRON FENCES IDENTIFY THE PRIVATE FRONT YARDS FROM THE PUBLIC STREET, WHILE ALLOWING EASY VIEW AND COMMUNICATION. THE COLOR AND MATERIAL HARMONIZE WITH THE NEW LIGHTING SUGGESTED FOR THE BLOCK.

SPECIAL PAVING AT THE ENTRY TO EACH PRIVATE WALK SUGGEST "WELCOME", HELP TO IDENTIFY WITH THE NEIGHBORHOOD, AND INDICATE THE IMPORTANCE OF EACH HOME ON THE BLOCK. THIS PAVING SHOULD BE DYED A CONTRASTING COLOR TO STAND OUT, AND STAMPED WITH A NEW NEIGHBORHOOD LOGO.

VICTORIAN-STYLE LIGHTING IS SUGGESTED TO COMPLEMENT THE OLDER HOMES ON THE BLOCK AND GIVE IT AN INDIVIDUAL IDENTITY TO THOSE DRIVING BY. THE ADDITIONAL LIGHTING, BANNERS AND STREET TREES WILL HELP TO BEAUTIFY THE BLOCK AND MAKE WALKING SAFER AND MORE COMFORTABLE FOR PEDESTRIANS.

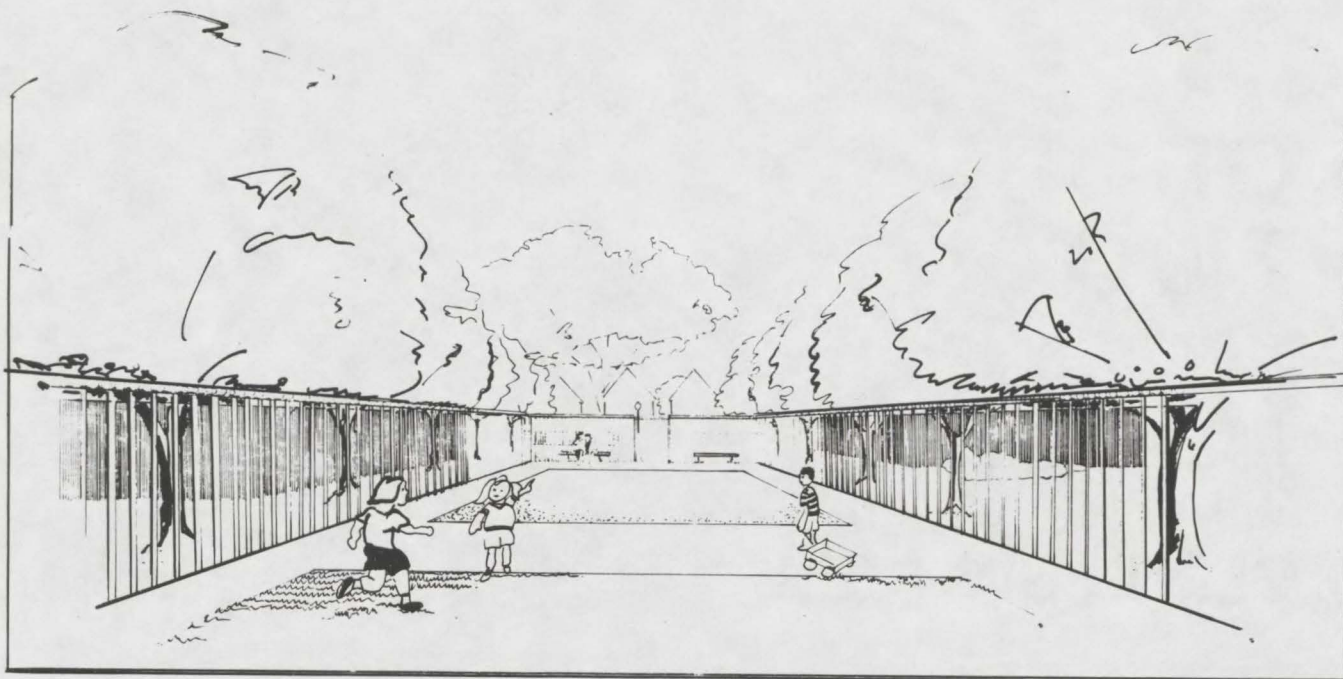


THE STREETScape SHOULD HELP PASSERS-BY IDENTIFY THIS BLOCK AS A SPECIAL, BEAUTIFUL PLACE, WHOSE RESIDENTS TAKE PRIDE IN THE HERITAGE AND FUTURE OF THEIR NEIGHBORHOOD.

HAWTHORNE AREA
COMMUNITY COUNCIL

PROJECT H.A.R.D. THE STREET

BARB HANSON
SHERRI BUSS
CRAIG NELSON
STEPHEN WARREN



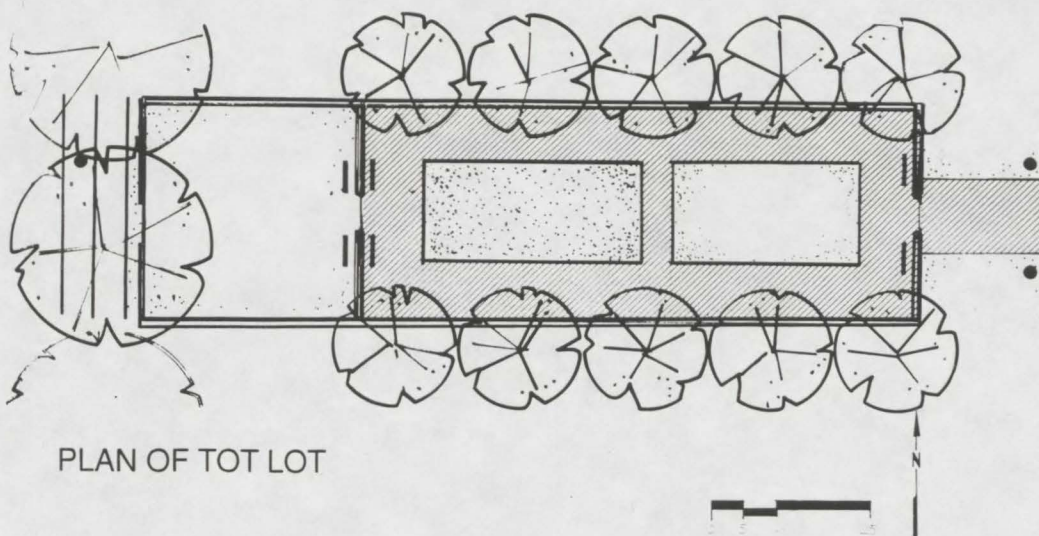
PERSPECTIVE OF TOT LOT LOOKING WEST

TOT LOT

THE TOT LOT IS SUGGESTED TO PROVIDE PROTECTED PLAY SPACE FOR SMALL CHILDREN ON THE BLOCK. THE LOT IS FENCED, AND IN CLEAR VIEW OF NEIGHBORING HOUSES TO INCREASE THE SAFETY OF PARENTS AND CHILDREN USING THE SPACE. WROUGHT-IRON FENCING IS RECOMMENDED FOR VISIBILITY AND HARMONY WITH OTHER FENCING ON THE BLOCK.

THE FENCE MAY BE LOCKED, AND KEYS PROVIDED TO RESIDENTS, SO THAT ACCESS MAY BE LIMITED.

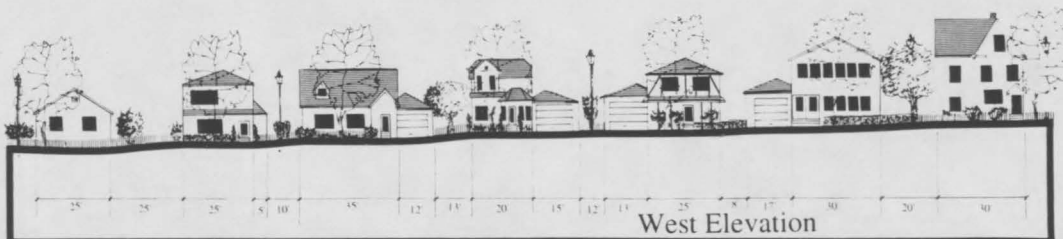
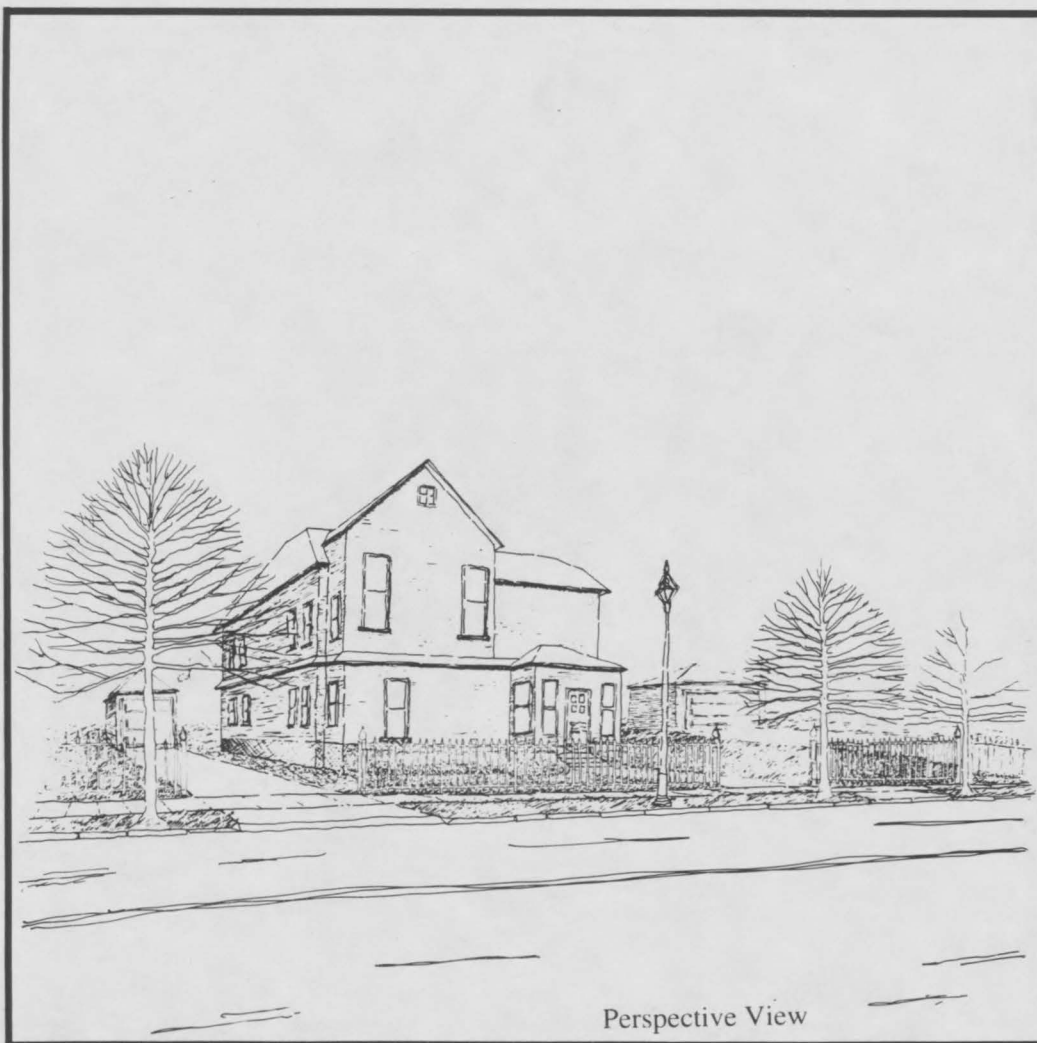
SUNNY AND SHADY PLAY SPACES ARE INCLUDED, AS WELL AS A LARGE SANDY AREA WHERE PLAY EQUIPMENT COULD BE LOCATED. SEATING SHOULD BE PROVIDED FOR PARENTS, WHO MAY FIND THE TOT LOT A PLEASANT PLACE TO MEET OTHER PARENTS AND CHILDREN ON THE BLOCK.



PLAN OF TOT LOT

GROUP TWO

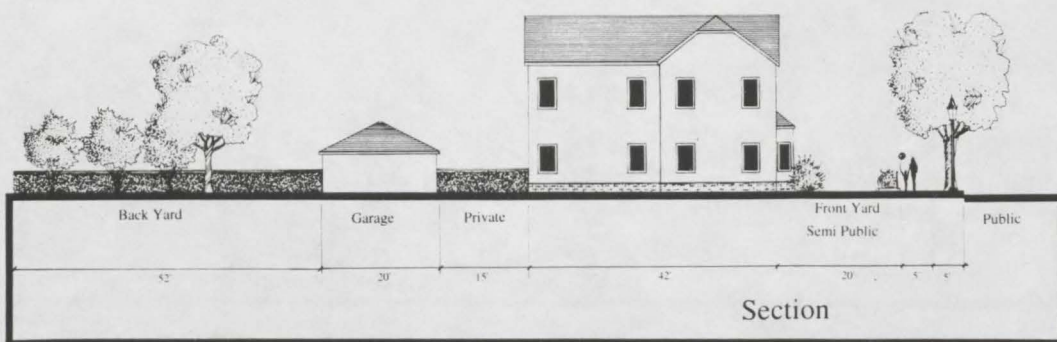
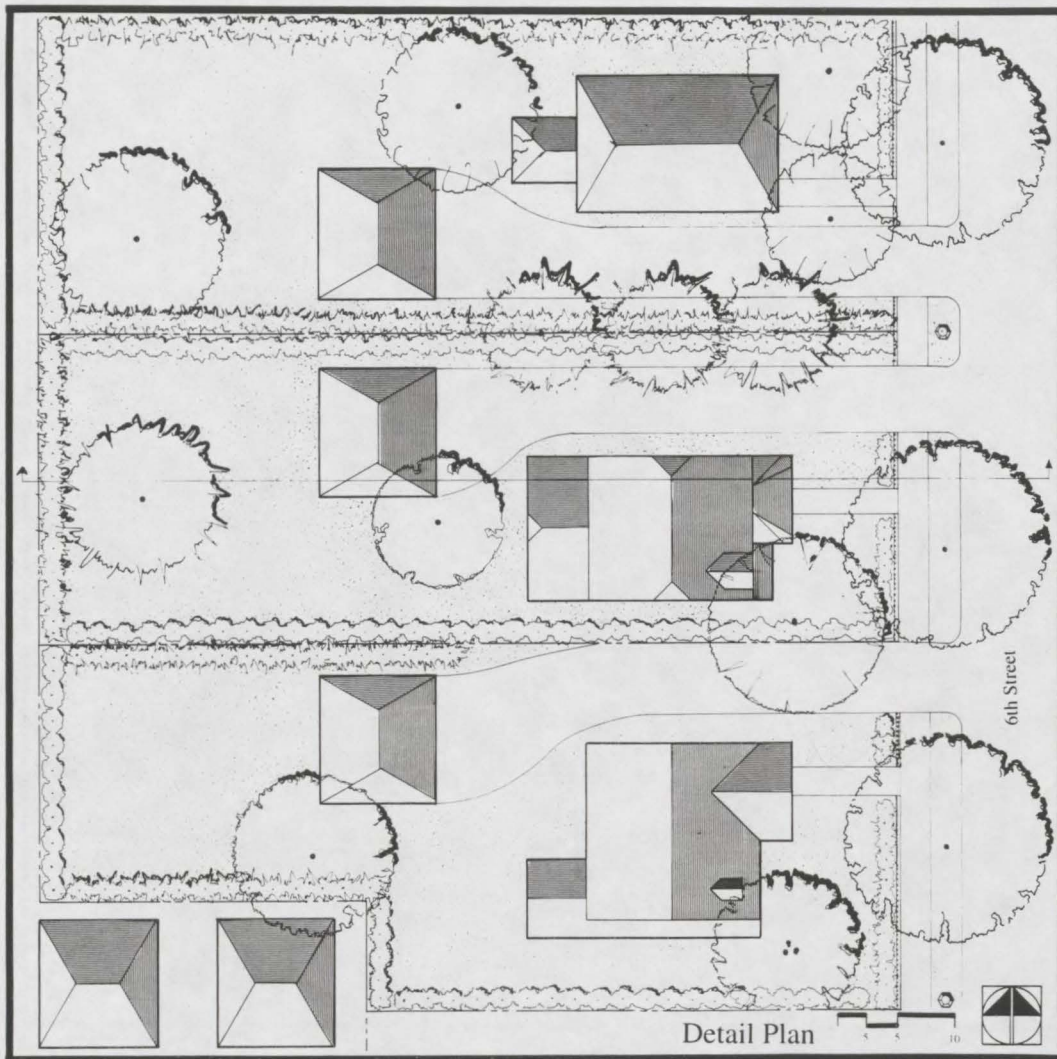
TADD KREUN
SHANNON MURPHY
GLENN SWITZER



It was the intent of this group to take the space within the block that is created by the structures around the perimeter of the block and by reorganizing it to privatize the interior green space. What we've done is to clear out and organize the existing elements, which now dissect and clutter the space leaving no clear delineation of space, to clearly define a back yard for every dwelling on the block. Providing a safe and visually attractive environment with vehicular access and parking for each household propelled our team to a strong design concept. Eight design directives were formulated to accomplish our concept.

Directive one calls for a 1 w (16") wrought iron Victorian fence along the front side walk with brick edging, crushed rock, and vegetative plantings. This fence and planting provides an attractive victorian flavour for the house facades as well as the streetscape. The fence helps delineate public from semi-private space as well as increasing security.

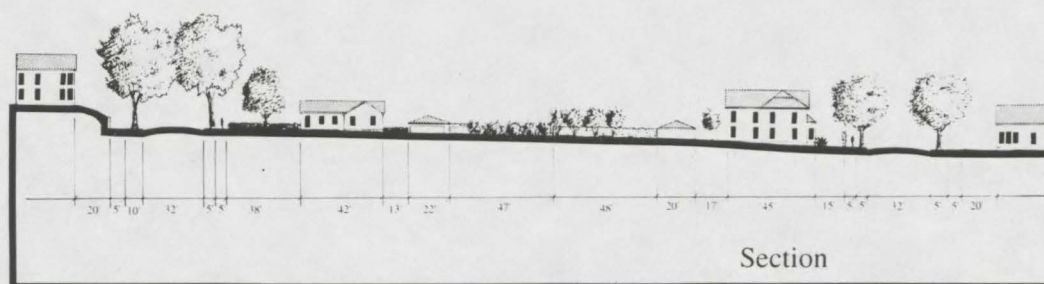
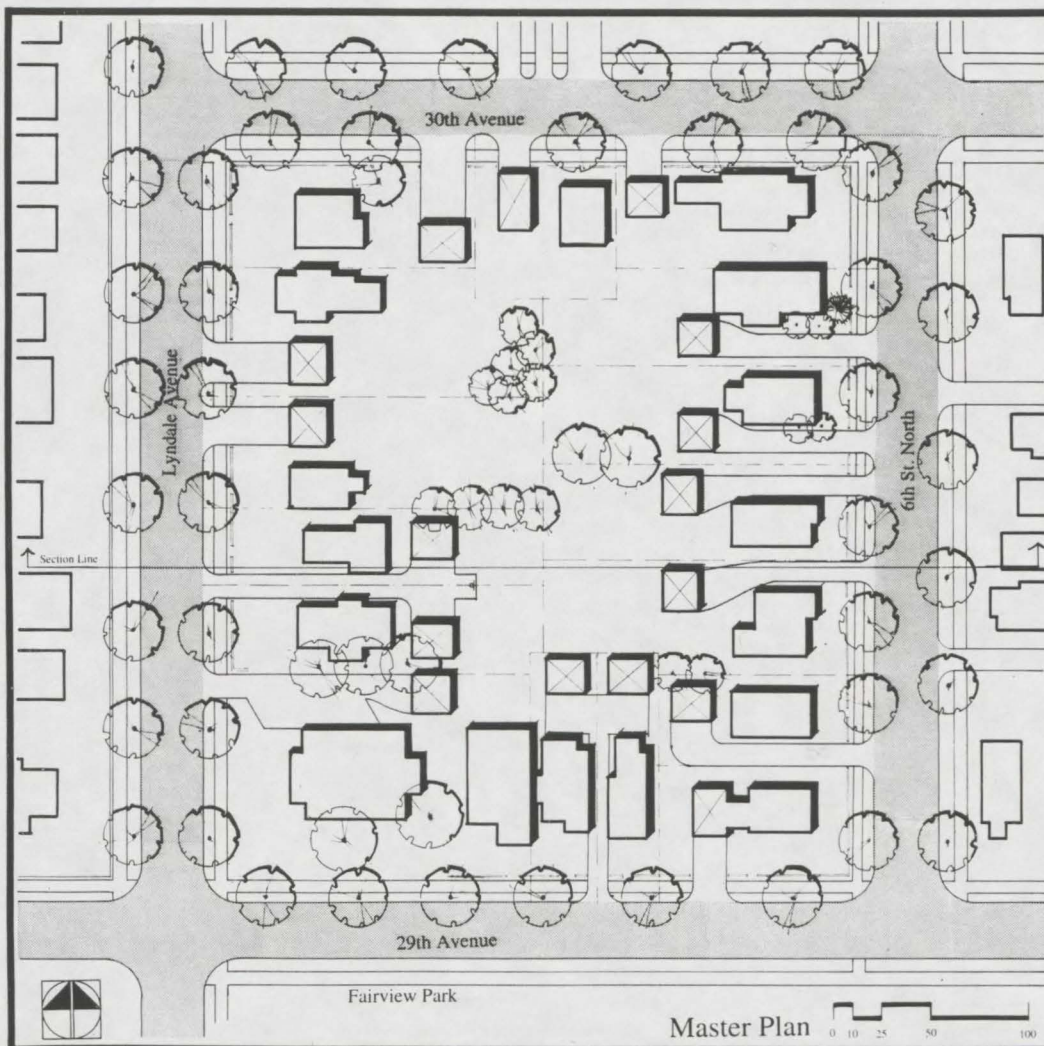
Directive two involves the public aspect of the design in the streetscape. This design call for street tree plantings and Victorian style lighting on both sides of the street to unify all the blocks adjacent to assigned block. provide shade in summer and night security lighting.



Directive three is to replace poor secondary structures and move other garages up closer to the houses. This creates a larger more defined back yard, decreases impermeable surface and privatizes the back yard's and their garages while blocking views from the public street while also organizing the structures and spaces. A driveway is also brought up between the two homes on the south side of the block where there is currently no vehicular access.

Directive four is the establishment of back yard "territories" with the use of cyclone fencing as well as vegetative fencing and screening. The fencing will clearly define spatial territories as well as providing a safe vegetative environment. We propose fences be no higher than four feet high. This will provide privacy yet still allow neighboring to look out for each other.

Directive five is the use of vegetation to screen and ultimately hide or dilute the effects of the newer, non-Victorian structures located on the block. Plant material provide a vertical element, drawing attention away from the low hip roofs.



Directive six was to eliminate the 4-plex apartment along Lyndale Avenue. This was done to achieve lower density and allow more room for neighboring residents to construct garages. In turn this provides needed offstreet parking, functioning also as a visual screen to the greenspace as well as continuing the facades along Lyndale.

Directive seven calls for the burring of the power, phone, and cable wires which currently run along the back lot line. Both visual quality and safety will be achieved by putting the cables underground. A 10 foot easement along the back property line will be created for servicing these wires.

Directive eight is to replat the blocks boundaries. The current platting is inaccurate with many homes falling on several properties. This will also help define individual spatial territories and divide an more fairly among the blocks homeowners.

NORTH EAST BLOCK

DESIGN PROPOSAL

In response to the needs expressed by the community the issues of parking, privacy and lot size were addressed with special attention given to the aspect of security.

Both groups elected to place all or most of the parking structures at the rear of each house with access to each through the alley. Group One added onto the existing alley creating two "U" shaped driveways which would service all houses. Group Two allowed street access to garages for those houses not serviced by an alley.

The need for privacy was achieved by the use of fencing and retaining walls. Group One accentuated this demarcation of territory by using materials unique to the character of each type of house.

Lighting was an issue addressed by both groups. Security is increased when lighting increases the visibility along streets and sidewalks. Lighting, when combined with trees, fences or walls also helps to distinguish public space from private space.

Group One included a play area in the center of the block. This space was made available by using land vacated by the removal of a structure on a substandard size lot.

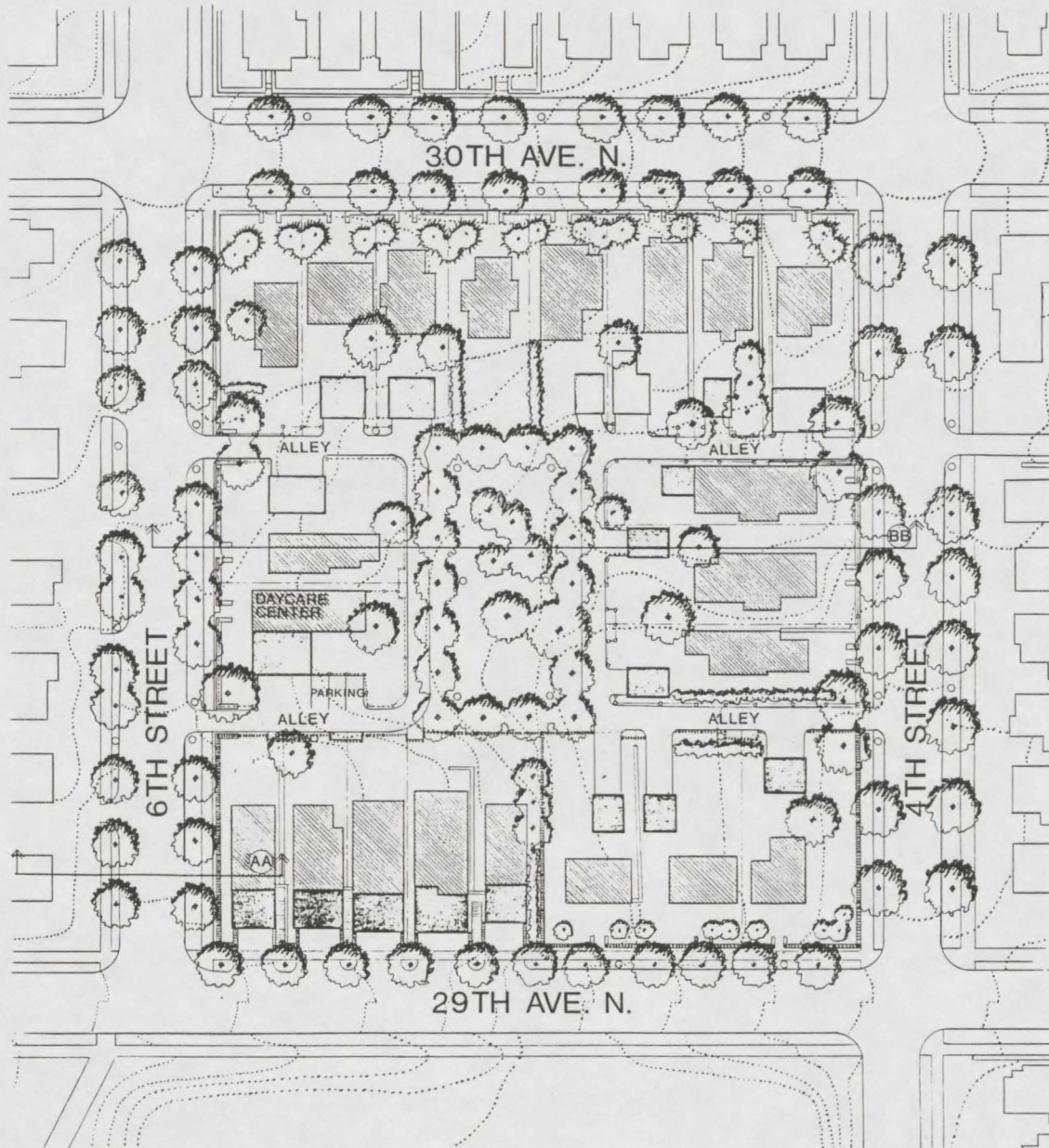
In meeting the needs of the community both groups embarked on a similar approach while offering two distinct alternatives.

GROUP ONE

TOM BISCH
JOE EIBS
LISA LANGER
FELIX OKOTETE



SECTION - NEIGHBORHOOD GREEN



MASTER PLAN

DESIGN TEAM:

TOM BISCH

JOE EIBS

LISA LANGER

FELIX OKOTETE

NORTH



KEY:

- HOUSE
- GARAGE
- RETAINING WALL
- STREET LIGHT
- CONTOUR LINE
- FENCES:
 - IRON
 - PICKET
 - POST & RAIL

PROJECT HARD N.E. BLOCK



ELEVATION: 29TH STREET

DESIGN GOALS

GOALS : CONCEPTS: DIRECTIVES : EXISTING OPPORTUNITIES :

ENHANCE SPIRIT OF:

COMMUNITY

PROMOTE

COMMUNITY PRIDE

UNITE STREETScape

IMPROVE IRREGULAR
WALLS & FENCES

EXISTING

5' BOULEVARD



NEIGHBORHOOD

PROMOTE

NEIGHBORHOOD
PRIDE

NEIGHBORHOOD GREEN

BRING STREETScape
INTO BLOCK

EXISTING AVAILABLE

INTERIOR SPACE



INDIVIDUAL
TERRITORY

DEFINE PRIVATE
FROM PUBLIC SPACE

UNIFORM . & ENHANCE
PUBLIC FACADES OF
WALL , FENCE
& LIGHTING

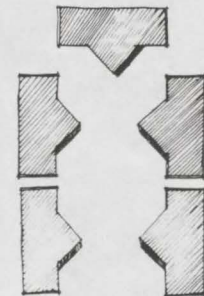
DEMARK PUBLIC/PRIVATE
WITH VEGETATION
& FENESTRATIONS

ENHANCE & UNIFY
5 SUB-BLOCKS

CLUSTER DEVELOPMENT

DAYCARE

REMOVAL OF UNWANTED
HOMES



IMPROVE HOME :

IMPROVE SAFETY
& VISIBILITY

LIVABILITY

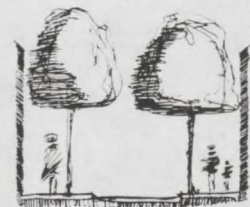
ADD VEHICULAR
ACCESS & STORAGE

INCREASE VISIBILITY
OF BLOCK FROM
EXTERIOR AND
INTERIOR

PROVIDE GARAGES
& ALLEY ACCESS
WHERE POSSIBLE

EXISTING VEGETATION
FENCES, WALLS
AND STYLE

FIVE SUB-BLOCKS



MARKETABILITY

CAPITALIZE ON
SITE CHARACTER &
TOPOGRAPHY

GIVE INDIVIDUAL
CHARACTER TO SUB-
BLOCKS AND UNIFY
ADD ELEMENTS WHICH
ARE CONSISTENT TO
EXISTING STYLES
ADD GARAGES AND
ACCESS
ADDITIONAL FENCING
& VEG. SCREENING
UNIFORM RETAINING
WALLS
ADDITIONAL LIGHTING
PROVIDE INDIVIDUAL
GATING & GARBAGE
COLLECTION AREAS

ALLEYWAYS

ELEVATED TOPOGRAPHY

VICTORIAN HOMES

EXISTING RETAINING

WALLS & FENCES





OBJECTIVES:

OUR GROUPS UNDERSTANDING OF THE PROJECT BEGAN BY ADDRESSING THE OVERALL GOALS AND OBJECTIVES OF OUR NORTHEASTERN PORTION OF THE H.A.R.D. PROJECT. IN A VERY LARGE SENSE, THESE OBJECTIVES DIFFERED VERY LITTLE FROM WHAT MASLOW DESCRIBES AS MAN'S HIERARCHY OF NEEDS: SHELTER, SECURITY, SOCIALIZATION AND SELF-EXPRESSION. REDEFINED TO SUIT OUR PURPOSES WE DESCRIBED THESE NEEDS IN THE FORM OF FIVE MACRO OBJECTIVES.

- 1) ENHANCE COMMUNITY SPIRIT
- 2) ENHANCE NEIGHBORHOOD SPIRIT
- 3) DEFINE INDIVIDUAL TERRITORY
- 4) IMPROVE LIVABILITY, WHICH ENCOMPASSES ISSUES OF SAFETY AND VEHICULAR NEEDS
- 5) IMPROVE MARKETABILITY

HAVING DEFINED THE OVERALL OBJECTIVES WE TRANSLATED THESE OBJECTIVES INTO WHAT WE TERMED THE CONCEPTS FOR DESIGN. THE CONCEPTS WOULD THEN BE PAIRED WITH WHAT EXISTING CONDITIONS OR OPPORTUNITIES WHICH CURRENTLY EXIST AND WOULD PROVIDE THE BASIS FOR CONCRETE DESIGN DIRECTIVES.

- 1) PROMOTE COMMUNITY & NEIGHBORHOOD PRIDE.
- 2) DEFINE PUBLIC FROM PRIVATE SPACE
- 3) IMPROVE SAFETY AND VISIBILITY
- 4) PROVIDE VEHICULAR ACCESS & STORAGE
- 5) CAPITALIZE ON SITES TOPOGRAPHY & CHARACTER

HAVING NOW UNDERSTOOD PRIMARY SITE OPPORTUNITIES A LINK WAS MADE TO CONCEPTUAL IDEAS TO FORM THE BASIS FOR SITE DIRECTIVES.

1) USE WALLS, FENCES AND LIGHTING TO GIVE UNIQUE CHARACTER TO EACH IDENTIFIED SUBBLOCK, WHILE CREATING A STRONG UNIFIED STREETSCAPE FOR THE ENTIRE BLOCK

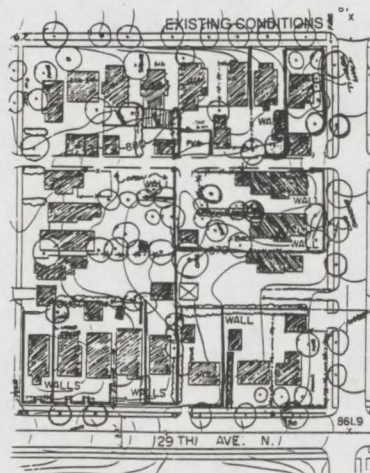
2) CREATE A VISUAL AND PHYSICALLY SECURE GREEN SPACE.

3) PROVIDE A LOGICAL CONNECTION TO GARAGES AND GREENSPACE.

4) ADD ADDITIONAL GARAGES WHERE NEEDED

5) DEMARK INDIVIDUAL LOTS WITHIN A LARGER SUB-BLOCK

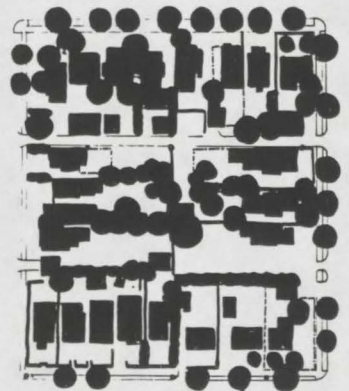
WITH A GENERAL SENSE OF THE DEVELOPMENTAL GOALS IN MIND, WE FURTHER NEEDED TO EXPLORE HOW THE SPECIFIC AREAS OF THE BLOCK MIGHT ANSWER OR EXPLAIN HOW THE SITE DIRECTIVES COULD BE IMPLEMENTED.



SITE ANALYSIS:

THROUGH THE USE OF COMMONLY USED SITE INVENTORY INVESTIGATION TECHNIQUES, EIGHT SPECIFIC CONCLUSIONS WERE OBSERVED. THEY WERE: THE IDEA OF FIVE DISTINCT SUB-BLOCK GROUPS, UNIFORM 40'X116' LOTS (WHICH LATER LEAD TO THE DISCOVERY OF USABLE INTERIOR SPACE), THE RETENTION OF NEARLY ALL HOMES, THE LOCATION OF EXISTING USABLE VEGETATION, AN IRREGULAR PATTERN OF RETAINING WALLS & FENCES, EXISTING BOULEVARD & WALK AND THE CONSISTENT USE OF VICTORIAN STYLED HOMES.

THE VEGETATION, TOPOGRAPHIC AND MASS-VOID STUDIES SEEMED TO DIVIDE THE BLOCK NATURALLY INTO FIVE DISTINCT SUB-BLOCK NEIGHBORHOOD GROUPS. WE CHARACTERIZED AND NAMED THEM.



MASS VOID STUDY

VICTORIAN BLUFFS: (SOUTHWEST CORNER) 5 UNITS

- 1) 2 1/2 STORY VICTORIAN HOMES CLOSELY GROUPED TOGETHER ON SUB-SIZED LOTS, WITH NO GARAGES.
- 2) HILLTOP POSITION WITH GOOD VIEWS OF FARVIEW PARK AND AND MPLS. SKYLINE.

SUBURBAN BUNGALOWS: (SOUTHEAST CORNER) 3 UNITS

- 1) POST-WAR REPLACEMENT ARCHITECTURE.
- 2) FLAT TOPOGRAPHY WITH VIEW OF FARVIEW PARK.
- 3) EXISTING GARAGES ON ALL LOTS.

VICTORIAN EAST: (EAST SIDE) 3 UNITS

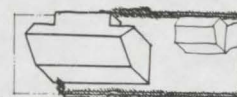
- 1) MIXED MULTISTORIED DUPLEX/TRIPLEX UNITS FACING FOURTH STREET.
- 2) TOPOGRAPHY MOVING FROM FLAT TO HIGHER NORTHEAST ELEVATIONS.
- 3) EXISTING LARGE OAKS AND OHIO BUCK-EYES

EVERGREEN ROW: (NORTHSIDE) 8 UNITS

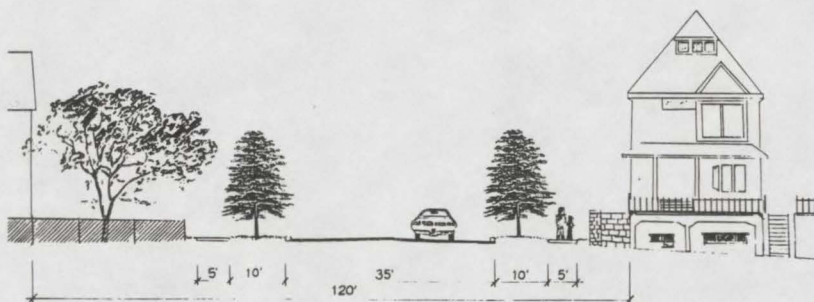
- 1) A LONG ROW OF MIXED SINGLE & MULTIPLE HOUSING UNITS SITING ON A PLATEAU WHICH RISES FROM EAST TO WEST.
- 2) EXISTING TIMBER RETAINING WALLS.
- 3) EXISTING EVERGREEN VEGETATION.
- 4) HOUSES ON NEARLY EVEN SET-BACKS.
- 5) BACKLOTS ON EXISTING ALLEY.

ABANDONED WEST (WESTSIDE) 4 UNITS

- 1) FLAT TOPOGRAPHY, HOUSES FACE SIXTH STREET.
- 2) ONE UNIT CONDEMNED & ANOTHER IN SEVERE NEED OF REPAIR.
- 3) ONE SINGLE FAMILY UNIT AMONGST DUPLEXES.
- 4) SUBSTANDARD LOT SIZES, ONE UNIT ON ALLEY EDGE.



FENCING



ELEVATION: 6 TH STREET

A COMMON UNIFORM LOT SIZE OF 40'X116' WAS OBSERVED THROUGHOUT MOST OF THE SITE. SIX LOTS VIOLATE THIS NORM DUE TO LOT REQUIREMENTS (7,500 SQ. FT.) FROM A EAST FACING TRIPLEX. INTERIOR SPACE IS ILL-DEFINED AND ABANDONED. BY RESTANDARDIZING LOTS, A LARGE USABLE INTERIOR SPACE COULD BE OBTAINED FOR COMMUNAL USE.

EXISTING VEGETATION IN CONNECTION WITH EXISTING BUILDINGS, WALLS, AND FENCES REVEALED AND STRENGTHENED THE NOTION OF SUB-BLOCK NEIGHBORING UNITS.

MANY IRREGULAR AND SOME SUBSTANDARD RETAINING WALLS EXIST, HOWEVER THEIR LOCATION WAS FOUND TO BE APPROPRIATE WITH TOPOGRAPHIC NEED.

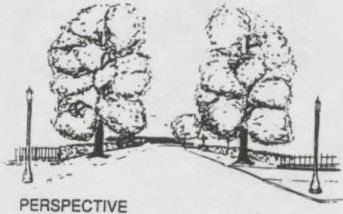
THE EXISTING BOULEVARD AND WALK NEEDED THE REPLACEMENT OF SOME DEAD TREES AND FURTHER VISUAL ENHANCEMENT.

EXISTING VICTORIAN STYLE PROVIDES A ROMANTIC AND LOGICAL CHOICE FOR ADDITIONAL OR REPLACEMENT WALLS, FENCES, LIGHTING.

OVERALL SCHEME:

THE PLAN DEVELOPED BY FIRST SCALING DOWN AND STANDARDIZING LOT SIZES WHERE POSSIBLE. SECONDLY, THE ENTIRE SOUTHWEST CORNER, OF A LITTLE OVER AN ACRE, WAS PLACED UNDER CLUSTER DEVELOPMENT GUIDELINES, BY WHICH 2,500 SQ. FT. LOT SIZES WERE POSSIBLE. THEN BY REMOVING THE TWO SUB-STANDARD HOUSES FROM THE WEST SIDE, THE TWO REMAINING LOTS COULD BE SCALED DOWN AND EXTENDED OVER TO THE FORMER NEIGHBORING LOTS.

ONCE THESE MOVES WERE ACCOMPLISHED, A CENTRAL GREENSPACE WAS ADDED. A DAYCARE CENTER IS SUGGESTED ON THE WEST SIDE TO STRENGTHEN AND MAINTAIN VIABILITY OF GREEN SPACE.



PERSPECTIVE

NEXT, GARAGES WERE LOCATED FOR EACH PROPERTY ACCORDING TO CODE, WITH CONSCIOUS OBSERVANCE TO VISIBILITY TO GREENSPACE. TWO U-SHAPED ALLEYS WERE ADDED. IT IS HOPED BY NOT CONNECTING THROUGH THE BLOCK, OUTSIDERS WOULD BE DISCOURAGED FROM PASSING THROUGH.

TUCK-UNDER GARAGES ARE SUGGESTED FOR THE FIVE HILL-TOP VICTORIAN HOMES, WITH PATIO SPACE PROVIDED ON TOP OF GARAGES. FROM THE PATIOS RESIDENTS COULD OBSERVE AND MONITOR ACTIVITY ACROSS THE STREET TO FARVIEW PARK.

AROUND EACH SUB-BLOCK WE SUGGEST UNIQUE WALLS AND FENCES. BETWEEN LOTS VARYING LEVELS OF WOODEN FENCING ARE RECOMMENDED, WITH TALLER HEIGHTS NEAR THE HOME, DESCENDING TOWARD THE ALLEY. GARBAGE AREAS ARE ALSO SUGGESTED.

WHERE EXISTING VEGETATION COULD BE MAINTAINED IT WAS, HOWEVER ADDITIONAL STREET TREES ARE REQUIRED.

THROUGH-OUT VICTORIAN STYLED LIGHTING WAS ADDED.

SUGGESTED ELEMENTS BY SUB-BLOCK:

VICTORIAN BLUFFS/SUBURBAN BUNGALOWS

UNIFIED CONCRETE BLOCK RETAINING WALLS WITH WROUGHT IRON FENCING. TUCK-UNDER GARAGES/PATIOS. ADDITIONAL STREET LINDENS AND FLOWERING YARD TREES OF FLOWERING CRAB.

VICTORIAN EAST

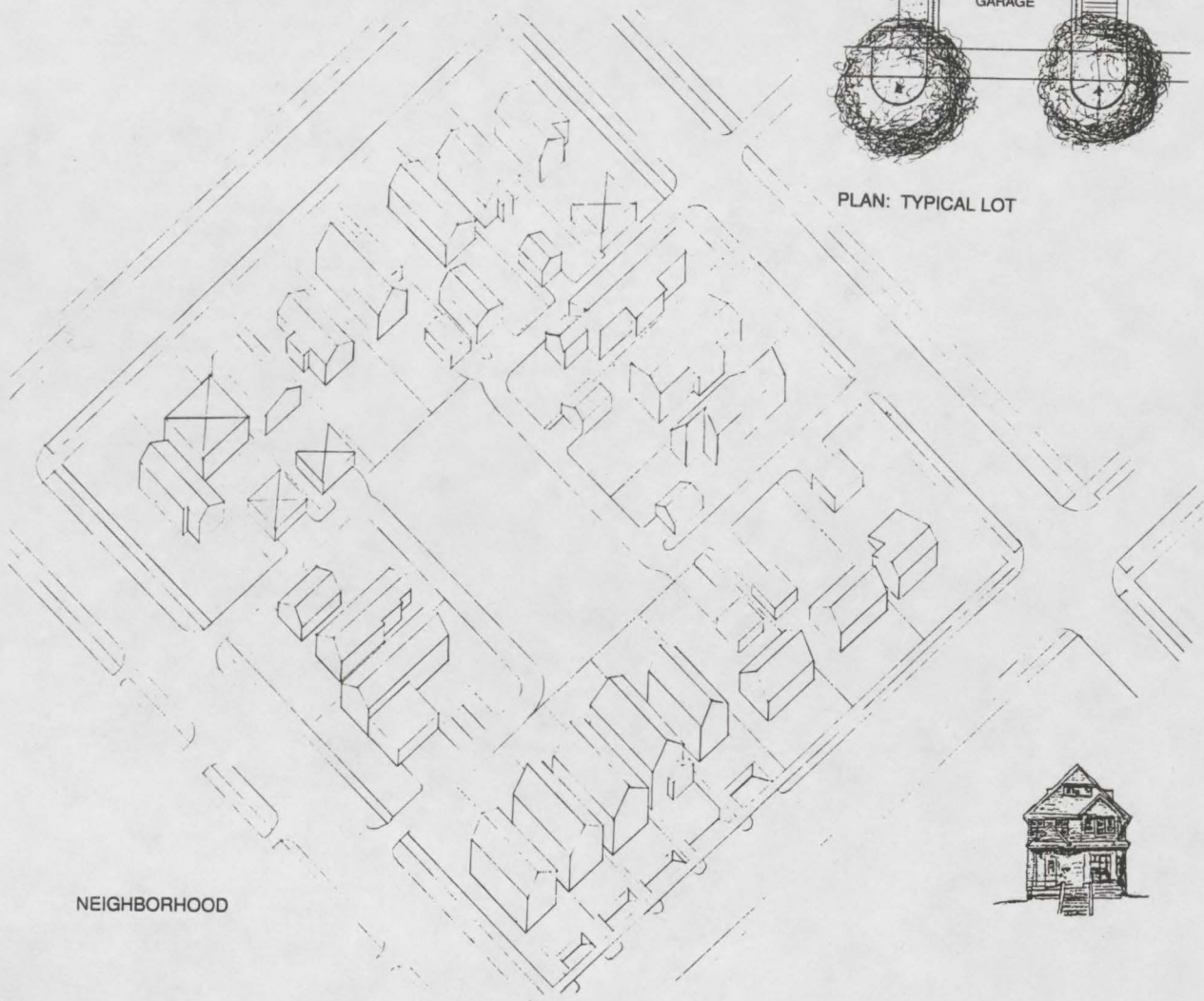
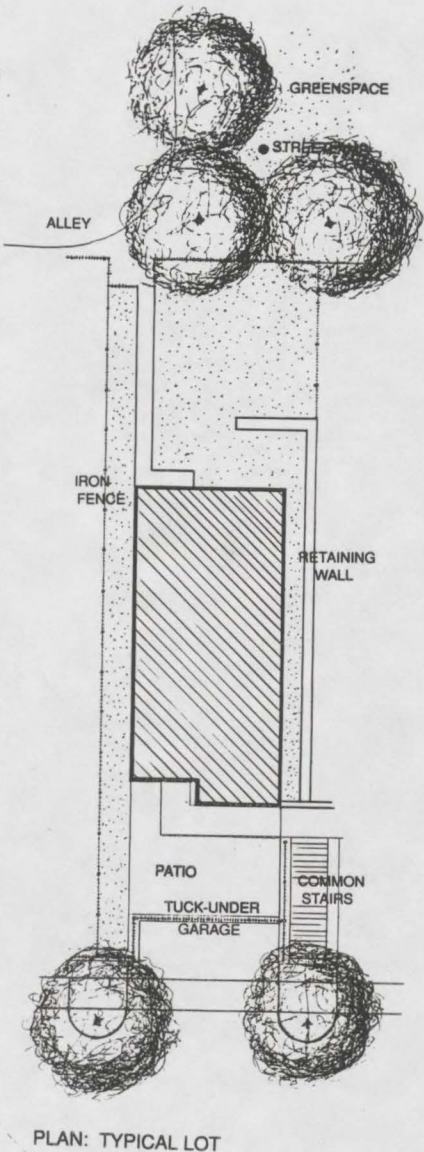
UNIFIED STONE RETAINING WALLS. ADDITIONAL STREET MAPLES AND USE OF EXISTING OHIO BUCK-EYES.

EVERGREEN ROW

UNIFIED TIMBER RETAINING WALL. ADDITIONAL STREET LINDENS AND CONTINUED USE OF EVERGREEN MATERIALS.

ABANDONED WEST

ADDITIONAL STREET PIN OAKS. ADD RESIDENTIAL DAYCARE W/PARKING. UNIFIED WOODEN FENCING.

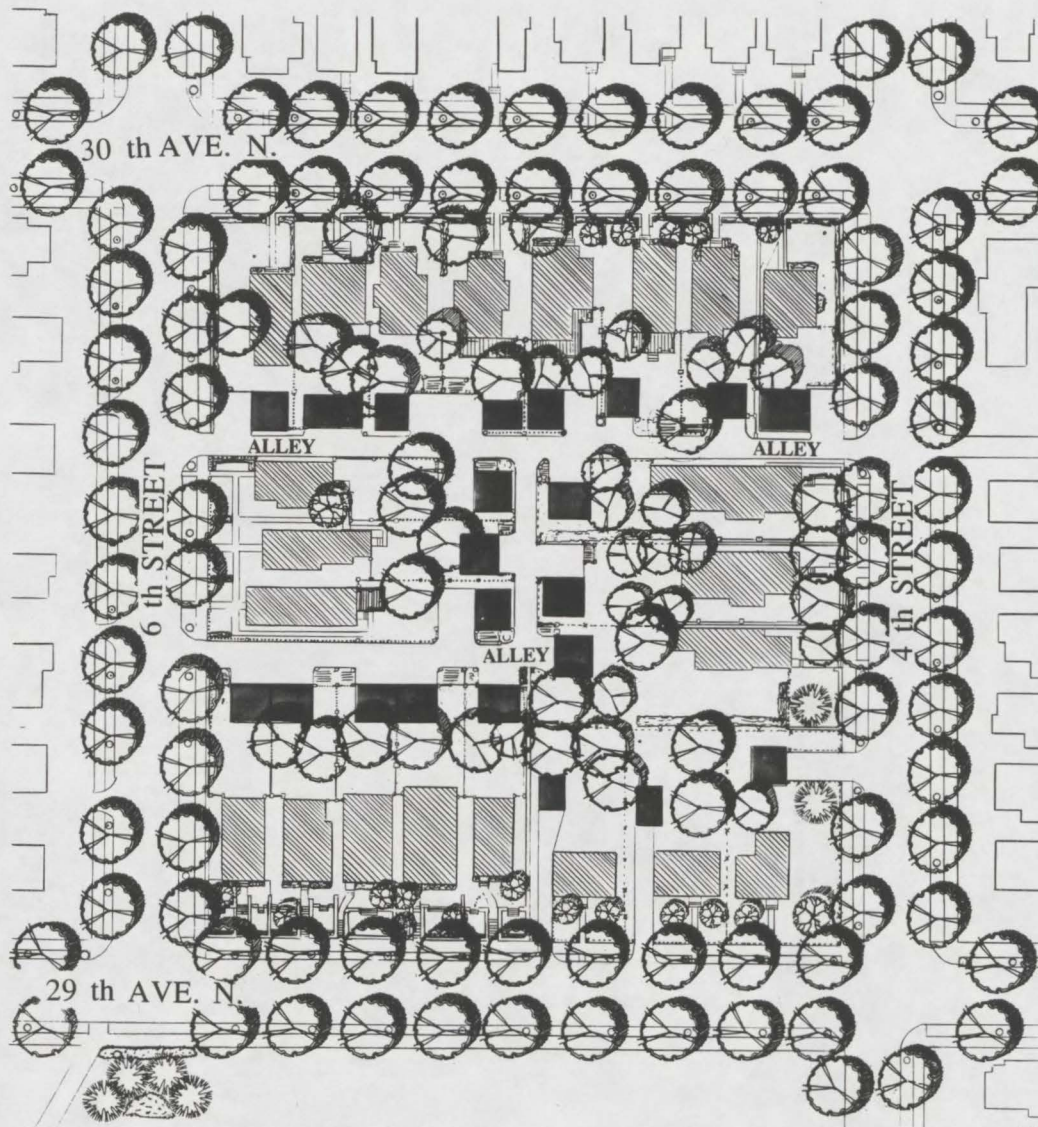


NEIGHBORHOOD



GROUP TWO

CHRIS FRIEDRICH
MIKE HUSTING
SCOTT NEBEL



CLIENT NEEDS

The Hawthorne Area Community Council has asked us to specifically address: 1) Clearly demarcating private and public space; 2) Providing vehicular access and off-street parking for each dwelling; 3) Creating a safe environment and; 4) Improving the visual appearance and market appeal of the neighborhood.

GOAL

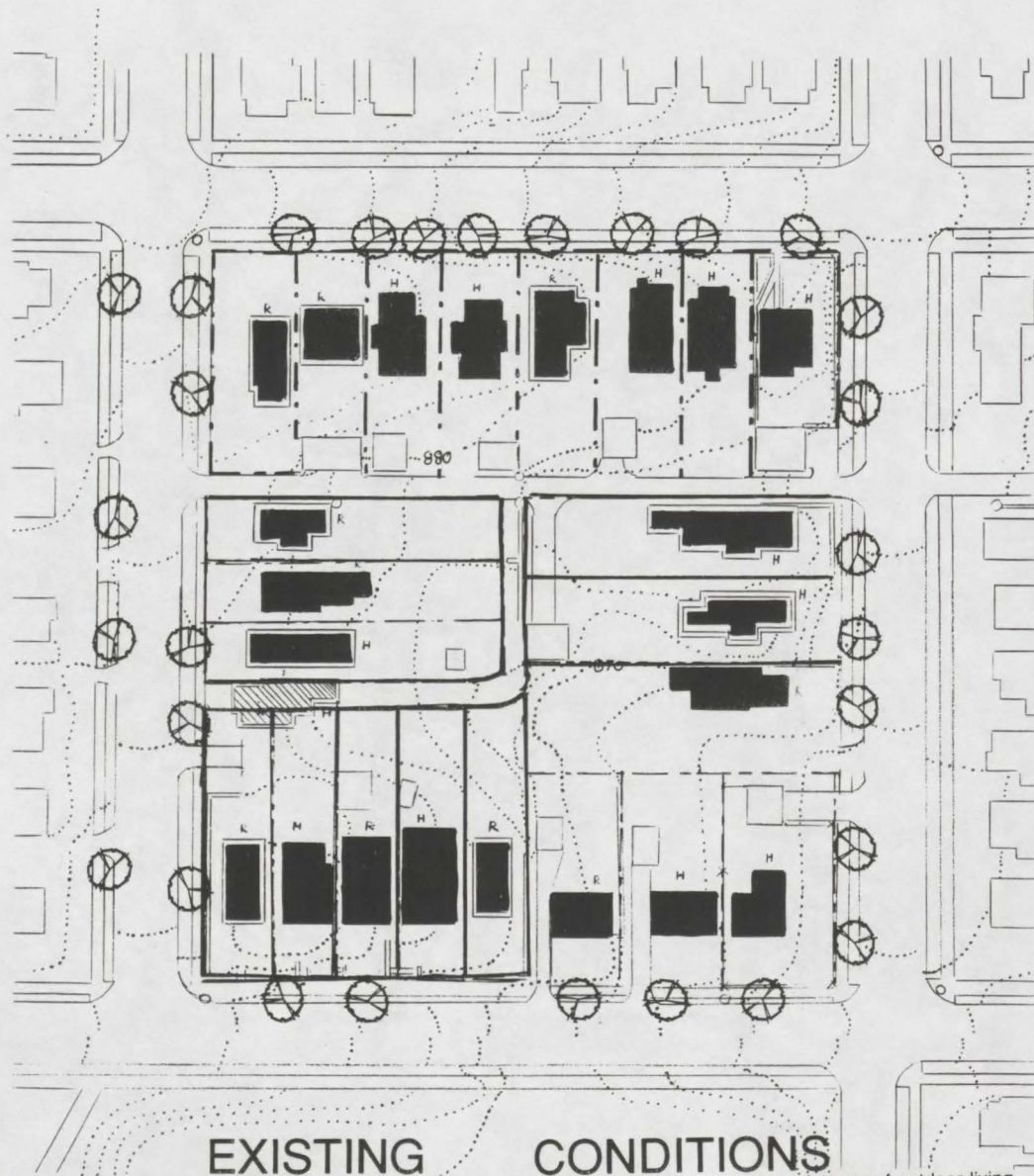
Our goal is to create a safe and inviting neighborhood in which its residents will experience an individualistic sense of home and a shared sense of community.

DESIGN DIRECTIVES

- >Provide privacy and security for each dwelling.
- >Provide well-defined boundaries between public and private space.
- >Enhance the spatial quality of the street and sidewalk.
- >Provide private outdoor space for each dwelling.
- >Provide a minimum of one garage space for each dwelling unit.
- >Provide common vehicular access to garages.
- >Create unity within the block and within the neighborhood.

**PROJECT HARD
N.E. BLOCK**

MASTER PLAN



SITE MORPHOLOGY AND ANALYSIS

The Hawthorne neighborhood is located just northwest of downtown Minneapolis. Project HARD (Hawthorne Revitalization Demonstration Project) is focusing on a nine block area surrounding Farview Park in the Hawthorne neighborhood. The following concepts and investigations pertain to a one block area located north of Farview Park and east of 6th Street North.

The blocks within the neighborhood are created by a grid-like street pattern. Homes which are typically two to two and a half stories provide the primary spatial boundary to the street. The ratio of home height to front yard and street width is typically 1:3. This ratio falls within the ideal range for providing a sense of enclosure (Greenbie: Spaces, 1981).

Street trees have been planted along boulevards but have not yet become an important space-forming element. The trees are too young to have developed an encompassing canopy and they are spaced too far apart to provide a strong delineation between the street and sidewalk.

Because the street plantings are planted on the street side of the sidewalk, the sidewalk becomes a part of the front yard (Greenbie: Spaces, 1981) except in those areas in which a retaining wall or fence outlines front yard space. The lack of front yard delineation fails to satisfy the basic need for territoriality that was found to be so important in areas of high population density (Cooper: Easter Hill Village, 1974).

Back yard space was even less defined. There was little or no provision of private open space which would allow for the

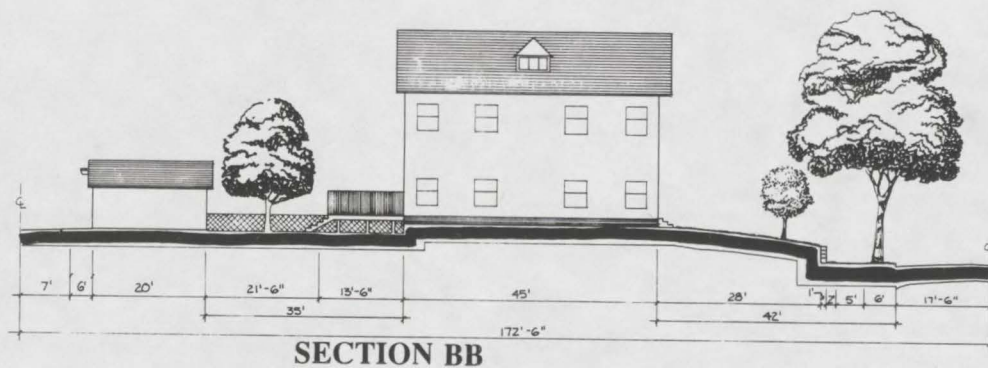
existence of outdoor living activities. The provision of a backyard for sitting, eating, playing, and gardening is of great importance to the enjoyment of a dwelling (Cooper: Easter Hill Village, 1974). Backyards merge together in the blocks interior to form a 'no man's land'. This boundless space has no signs of structured use.

An alley provides vehicular access to off-street parking and garages for the homes along 30th Street North. Curb cuts provide access to off-street parking for approximately one third of the houses along 29th Street North and 4th and 6th Streets North. The remaining houses have no off-street parking. The result is a street cluttered with parked cars and a block that lacks unity, especially in its interior.

Farview Park provides opportunity for a variety of activities. The proximity of the park provides easy access as well as a visual amenity for the surrounding blocks. The provision of public open space within neighborhoods is highly desirable (Jackson: A Pattern Language).

PROJECT HARD N.E. BLOCK

**HAWTHORNE AREA
COMMUNITY COUNCIL**



6 th STREET N.

>The formation of neighborhood block groups is also recommended so that residents can gather and discuss issues of the Hawthorne Area Community Council and crime watching. This group could increase the security of each block as well as add to the sense of belonging to the community.

SUMMARY

Our proposal would create a neighborhood which evokes a sense of place and a sense of belonging. Residents will feel comfortable walking through a pleasant and safe streetscape. Elements and materials reinforce block unity and neighborhood character. Property values will increase as a result of the provision of garages and well-defined private yards. Residents will share a secure sense of dwelling as well as a sense of belonging to the Hawthorne neighborhood.

**PROJECT HARD
N.E. BLOCK**

SOUTH WEST BLOCK

DESIGN PROPOSAL

The common concerns expressed for this block are the need for security by enhancing visual surveillance and the need for privacy by delineating yards from streets and alleys.

The reorganization of parking and garages allows views from one property to the next thereby increasing the sense of security. Both groups chose to locate parking facilities within the interior of the block. Group One suggested a "T" shaped alley to provide each house with it's own garage. Group Two proposed a common parking lot in the center of the block. The steep topography allows some garages to be recessed into the slope with roofs acting as terraces.

Secure play space was specifically addressed by Group Two with the addition of a tot-lot located on vacant land.

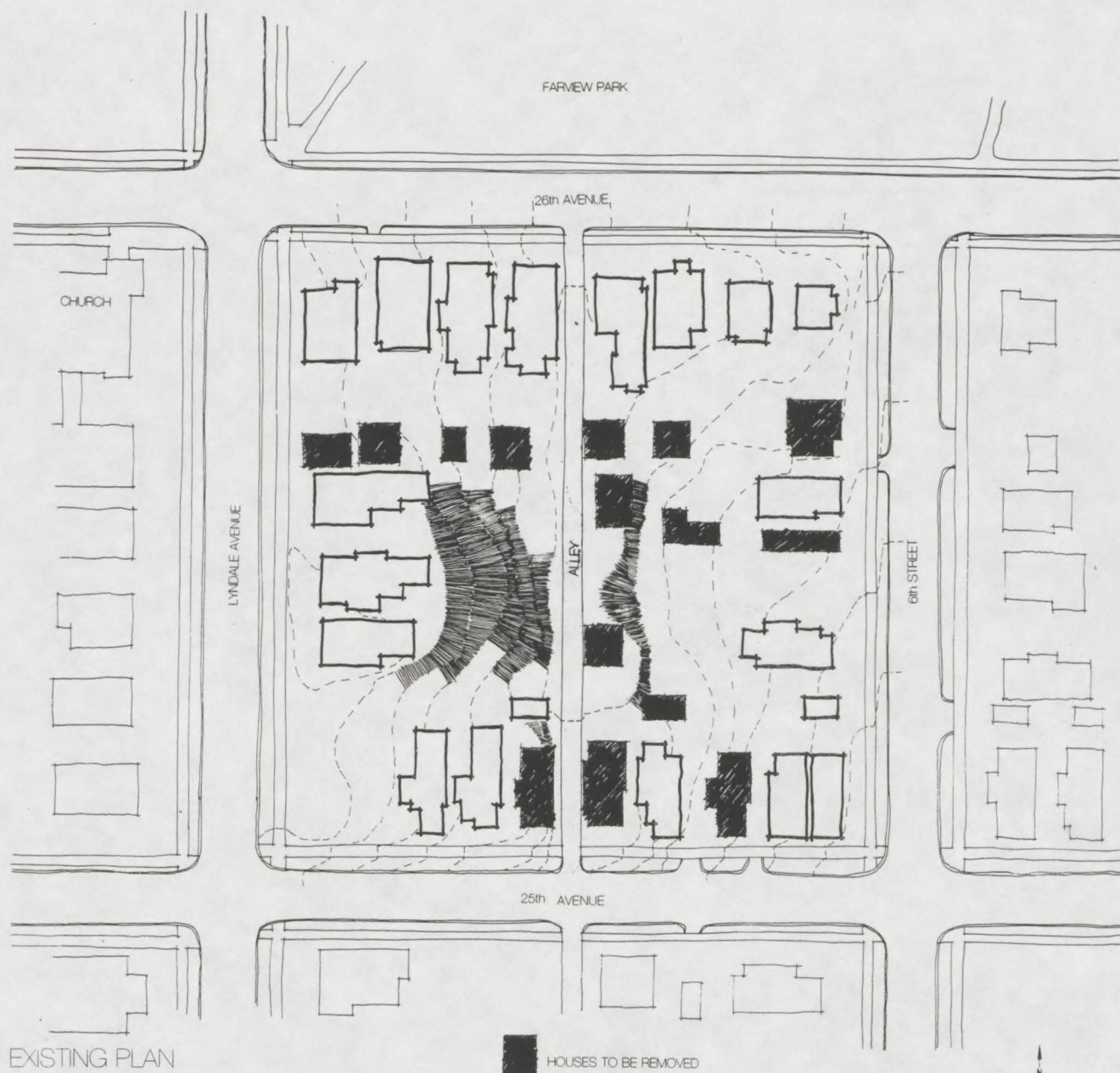
Fencing along property lines creates a feeling of privacy by separating yard activity from vehicular activity. Both groups intensified this effect with trees planted around the perimeter of the block.

Group One focused on the identity of the block; first by enhancing it's predominately Victorian character and second by adding small details such as a low decorative wall around the front yards.

The issues of security and privacy facing this block allowed both groups a chance to express a wide variety of creative solutions.

GROUP ONE

JOE FAVOUR
ERIK HANSON
KATE SINCLAIR
CLIFF SWENSON



EXISTING PLAN

- BLOCK SECURITY
- ALLEY SURVEILLANCE
- HOME OWNER PRIVACY
- ARBITRARY PLATTING

HOUSES TO BE REMOVED

- TOPOGRAPHY
- PARK ACCESS
- EXISTING CHARACTER

The problems we found with the block are a lack of security and privacy. The alley was seen as an unsafe place, with crime frequently occurring. A more minor problem is a lack of a cohesive identity of the block and its relation to the park. These problems were looked at in terms of how can physical design change or at least modify undesired behavior and how can it enhance

and build neighborhood character.

The alley poses a problem in that it invites and provides a place for undesired behavior. The reason in this case is threefold: first the arrangement of garages is spread out and there is little sense of the alley as a private corridor for parking. It exists now as an undefined no man's land of which people are afraid to enter at night even if it is their

lack of a backyard to meet the alley. Along the alley there is little sense of use of the backyard and no sense of personal territory. The alley has the feeling of extending to the back door of the home. To become territory the private backyard needs to be defined with a fence, retaining walls, shrubs, or trees own backyard. Secondly, inseparable from the first,

Actually it becomes quite simple, without the backyard defined there is no alley and without the alley defined there is no backyard. Lastly is the issue of light. In addition to street lighting, personal lighting on site will give home owners the ability to regain control of the alley. Lighting will not solve the problems of the alley but it will encourage the sense of privacy desired in the backyard.

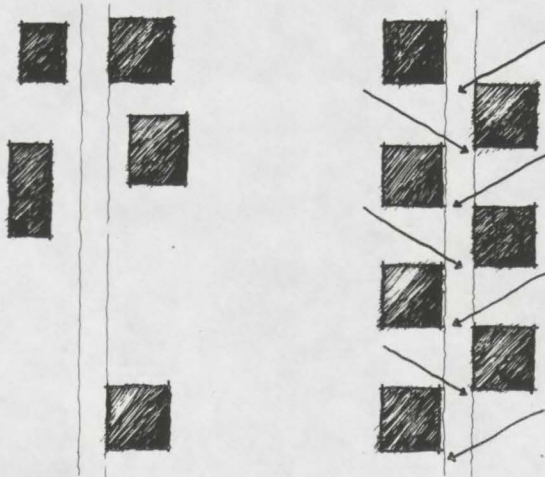
PROBLEMS AND OPPORTUNITIES

EXISTING CONDITIONS

PROJECT *HARD* LANDSCAPE MASTER PLAN

HAWTHORNE AREA COMMUNITY COUNCIL

JOE FAVOUR ERIK HANSON KATE SINCLAIR CLIFF SWENSON



HIERARCHY OF NEEDS

CONCEPT

SECURE PRIVATE SPACE FOR THE HOME
EXTEND DOMAIN OF THE HOME DIRECTIVES
DEFINE TERRITORY AND BOUNDARY
POUCH AND GATEWAY
ALLEY RECONFIGURATION
REPLANTING

The idea is to make the home or private space a secure territory. The territory is defined by physically separating it from the property and the surrounding area. This should extend from the street and to the alley.

SECURITY AND SURVEILLANCE

CONCEPT

INCREASE PROSPECT INTO AND DECREASE REFUGE IN THE ALLEY
DIRECTIVES
RECONFIGURE ALLEY
BOUND PRIVATE SPACE
MAKE SURVEILLANCE EASIER

The prospect into the alley should be increased and refuge in the alley should be decreased. By reconfiguring the alley, the residents can observe the alley easily. The arrangement of the garages gives them a view of the alley and the surrounding area, making it a safer private space.



ENHANCE 'VICTORIAN RING' AROUND PARK

CONCEPT

BUILD ON THE EXISTING CHARACTER
DIRECTIVES
REMOVE OBSTACLES FROM SIDEYARDS
GIVE THE IMPRESSION OF ELEVATED WARD WITH LOW WALLS
TREES IN FRONTYARDS
IMAGE OF URBANITY

The idea is to enhance the Victorian character with a few simple details. This also helps to the park across the street and gives a much more of the character of the neighborhood.



TOPOGRAPHY

CONCEPT

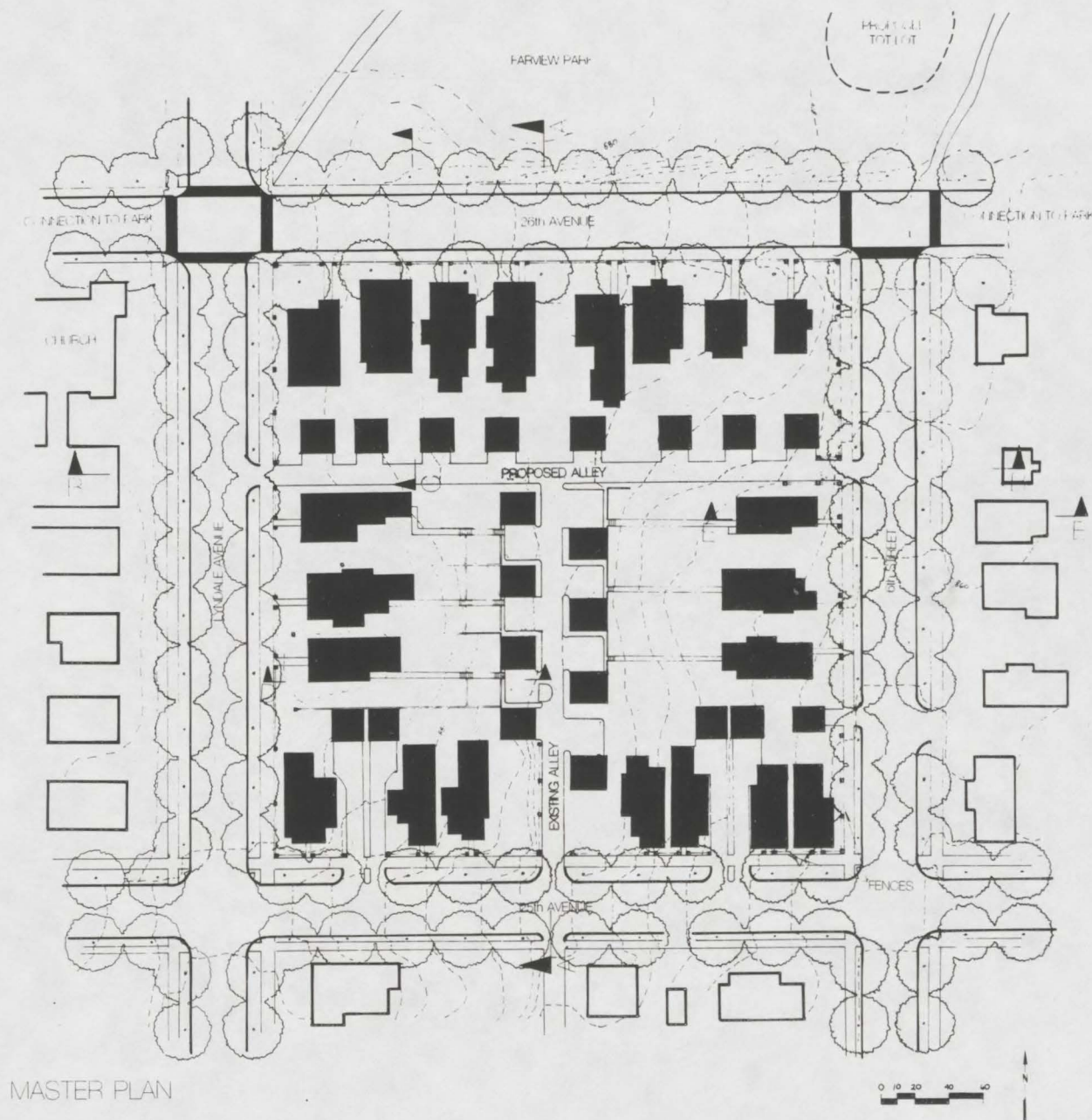
USE OF TOPOGRAPHY FOR TERRITORIALITY AND SECURITY
DIRECTIVES
TERRACE FOR OUTDOOR ACTIVITIES
IMPRESSION OF ELEVATED HOME

By using retaining and freestanding walls, a feeling of security can be achieved. Terracing also makes steep slopes useful for outdoor activities.

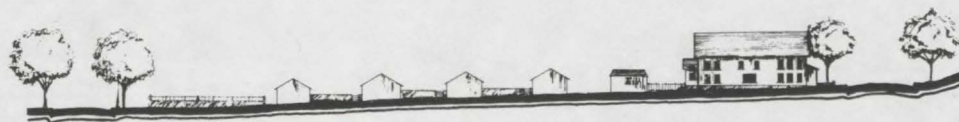
CONCEPT AND DIRECTIVES

PROJECT HARD LANDSCAPE MASTER PLAN

HAWTHORNE AREA COMMUNITY COUNCIL



MASTER PLAN



ALLEY ELEVATION NORTH-SOUTH AA



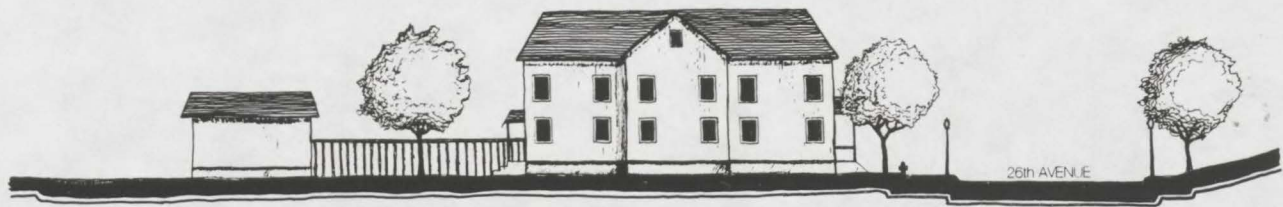
ALLEY ELEVATION EAST WEST BB

PLAN & SECTIONS

PROJECT *HARD* LANDSCAPE MASTER PLAN

HAWTHORNE AREA COMMUNITY COUNCIL

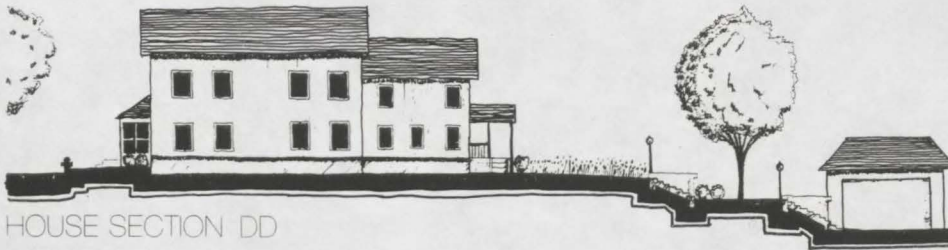
JOE FAVOUR ERIK HANSON KATE SINCLAIR CLIFF SWENSON



26th AVENUE SECTION CC



26th AVENUE PERSPECTIVE ELEVATION



HOUSE SECTION DD



STREET SECTION EE

The lack of private space is related to the alley issue and is accurately described by the quote: "Good fences make good neighbors." There are few people who have fences in their yard but those who do have stated their ownership and privacy marked their domain. For those who have not there is no psychological sense of separation between the home and the street or the alley.

Identity develops when security and privacy needs are met and occurs through frequent and common characteristics which unify the community and the individuals that inhabit it. In the Hawthorne neighborhood the strong elements of identity are the Victorian character and Farview Park.

This analysis came from the idea that there were primary, secondary issues in the revitalization of a community. The primary issue was security and privacy the approach to one is interrelated to the other. At least in this circumstance we felt that one could not exist without the other. The identity of the neighborhood is something that will only be developed if the primary issues are dealt with and maintained. Pride in the community is the product of an environment that one feels secure in.

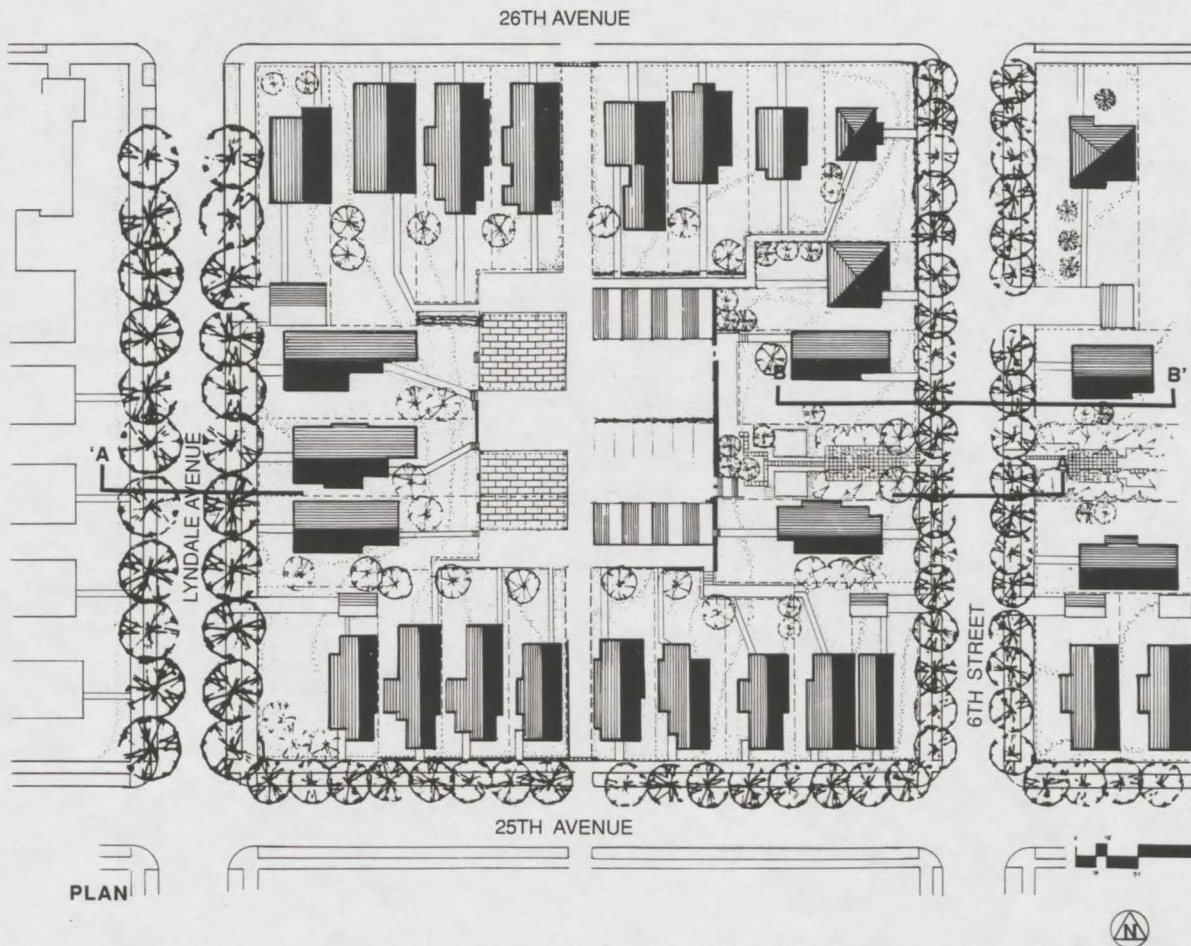
ILLUSTRATIVES

PROJECT *HARD* LANDSCAPE MASTER PLAN

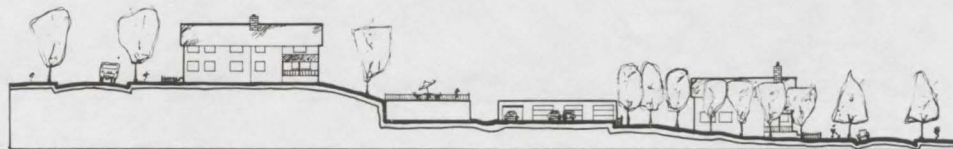
HAWTHORNE AREA COMMUNITY COUNCIL

GROUP TWO

DAVID L. CATHCART
XIAOWEI MA
JYNEEN THATCHER



SECTION 'A-A'



Planned Unit Development:

In this PUD, there is privately- and communally-owned property. Houses and yards are still owned by individuals, but the parking area and pocketpark is owned jointly by residents of the block. A neighborhood organization will be created to manage the community-owned property.

Initially, H.A.R.D. would purchase all of the land in the block and subdivide it according to City regulations for PUDs. The following deed restrictions will be implemented to aid in resident longevity and property management:

- * Homebuyers will be required to homestead the property for ten years.
- * All lots will be delineated between private space and common space.
- * All residents will belong to the neighborhood association.
- * Neighborhood association fees will be paid by all residents to finance maintenance programs.
- * Large-scale modifications to buildings will require approval from the City planning commission.

- * Disposition of common space will require approval by the City Planning Commission.

Maintenance of individual lots and houses remains the responsibility of the homeowner, although a community labor pool may be formed to assist with the tasks at low cost.

	Existing	Proposed	Difference	Percentage
yard space	67,849 sf	86,816 sf	18,967 sf	+27.95%
public green	0 sf	4,800 sf	4,800 sf	+
paving (less alley and sidewalk)	15,110 sf	10,100 sf	4,010 sf	-26.64%
garage	3,835 sf	7,200 sf	3,365 sf	+87.74%
off-street parking	25 stalls	37 stalls	12 stalls	+48.00%

**PROJECT
H.A.R.D.**

LANDSCAPE MASTER PLAN

HAWTHORNE AREA
COMMUNITY COUNCIL

DAVID L. CATHCART
XIAOWEI MA
JYNEEN THATCHER

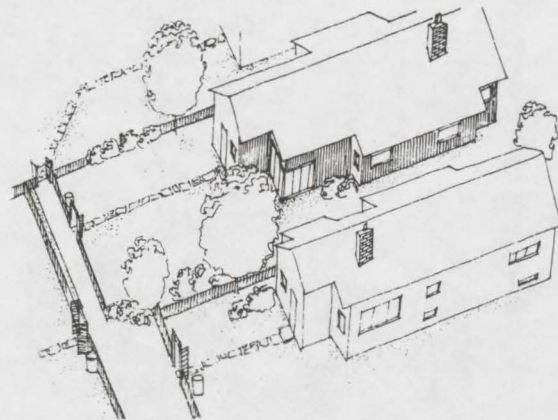
Property Delineation:

Private yards would be surrounded by fencing. The fences will be high enough for privacy, yet visually permeable for observation and safety. In addition to controlling the small children and pets, the fences would clearly mark the boundaries of the private property, making intruders obvious.

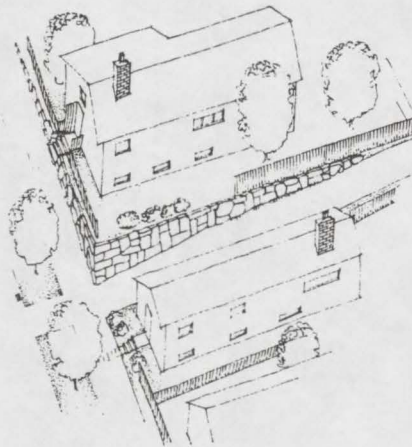
The houses on both sides of 6th street have a relatively consistent set back. When this setback is paired with low fencing, the street trees create a hierarchically ordered space. Visual access is allowed across this area.

Private yards would be surrounded by fencing. The fences will be high enough for privacy, yet visually permeable for observation and safety. In addition to controlling the small children and pets, the fences would clearly mark the boundaries of the private property, making intruders obvious.

The main method of property delineation will be the use of wrought-iron fencing. Heights will be subject to City codes. A variety of styles will be used so that individual lots will be identified by a change in style. A secondary method will be to mark the entrances of each residence with a specified paving change in the sidewalks. These delineation methods aid in the overall creation of space.



YARDS



Plantings within yards will be encouraged. Initially, bulk purchases will be made; later, community subsidies will be established. Choice of vegetative materials would be made corresponding to the homeowner's preference of maintenance level. Tree plantings will be encouraged to enhance the site, provide shade, and contribute to the global environment. All material selected should be hardy and tolerant of urban abuse.



SECTION 'B-B'

STREETSCAPE

Streetscape:

Additional trees will be planted along the 6th Street, 25th Avenue, and Lyndale Avenue boulevards to increase the existing planting density. In general, front yards are too small to accommodate trees on this block; however, low shrubbery, flower beds, and turf will be encouraged.



EXISTING VIEW SOUTH ON SIXTH STREET



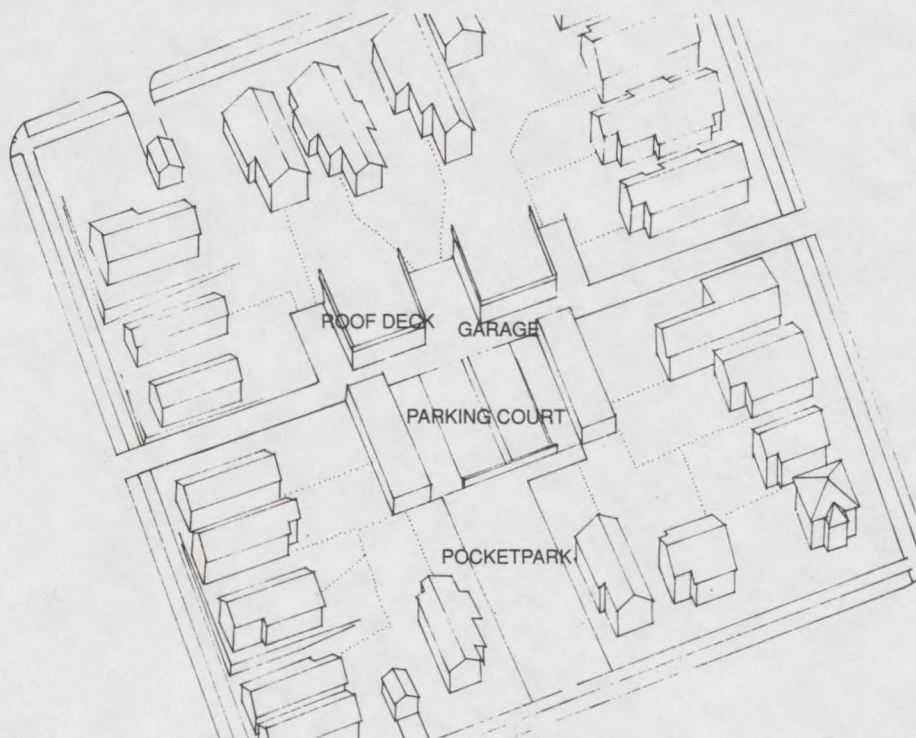
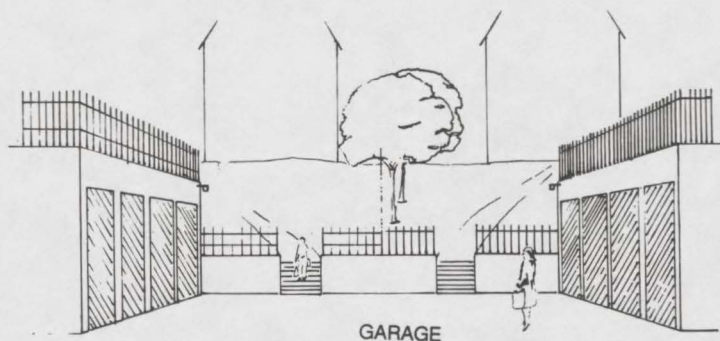
PROPOSED VIEW SOUTH ON SIXTH STREET

Parking Area:

Utilizing the PUD, the resulting design creates a parking area in the center of the block. Secured walkways will lead to the backyards of the houses from the parking area. There are two parking arrangements: garages and stalls. The garages are for owner-occupied units, and the stalls are for rental units. The garages are within 100 feet of the corresponding houses. Most parking stalls also fall within that limit.

The garage units on the western edge of the parking area are recessed into the slope, utilizing the topography. This recession allows the roofs to be used as decks, yard space, or as a look-out over the communal parking areas and playground.

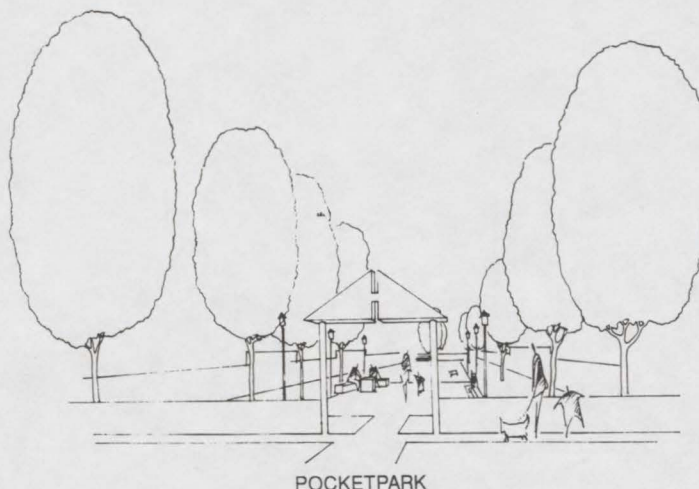
Alley entrance to the parking court is marked by an open, iron gateway to denote a difference from other area alleys. The open parking lot overlooks the playground area. An open parking lot allows 1) visibility into the playground and 2) pedestrian access to the playground from the alley. Individual trash containers will be in contained areas to reduce the buildup of garbage in the alley space.



Pocketpark:

The pocketpark will provide a large, open play area, within a fenced space. It will include a small tot lot and sand box, as well as a hard-surfaced play area. The park will be vegetated with grass and trees, using the species of Lindens from 6th Street. The pocketpark will be enclosed with a wrought-iron fence. The fence will be similar to those fences around the yards, but it will possess a distinctive style, designating it as a common area. A gated entrance on 6th Street will designate this park as semi-private property verses public property.

The corresponding lot across 6th Street could be developed as an additional park, but not under the jurisdiction of this PUD. These pocketparks will provide a connection between the residents of both blocks and Farview Park.



**PROJECT
H.A.R.D.**

COMMUNAL SPACES

HAWTHORNE AREA
COMMUNITY COUNCIL

DAVID L. CATHCART
XIAOWEI MA
JYNEEN THATCHER

SOUTH EAST BLOCK

DESIGN PROPOSALS

The main issues addressed on this block were providing off street parking for each residence, delineating private space and assuring people's security needs.

Both groups utilized the alley for garage access. The use of a standard location for garages creates a clear visual distinction between privately owned backyards and the semi private alley.

Group Two suggested tuck under garages along 4th Avenue to introduce human activities at street level as opposed to the high retaining walls. The alley itself was also addressed; Group One emphasized uniformity by using one paving surface for the alley and driveways. Group Two used a change in the paving surface to mark the boundary between street and alley and between alley and garage.

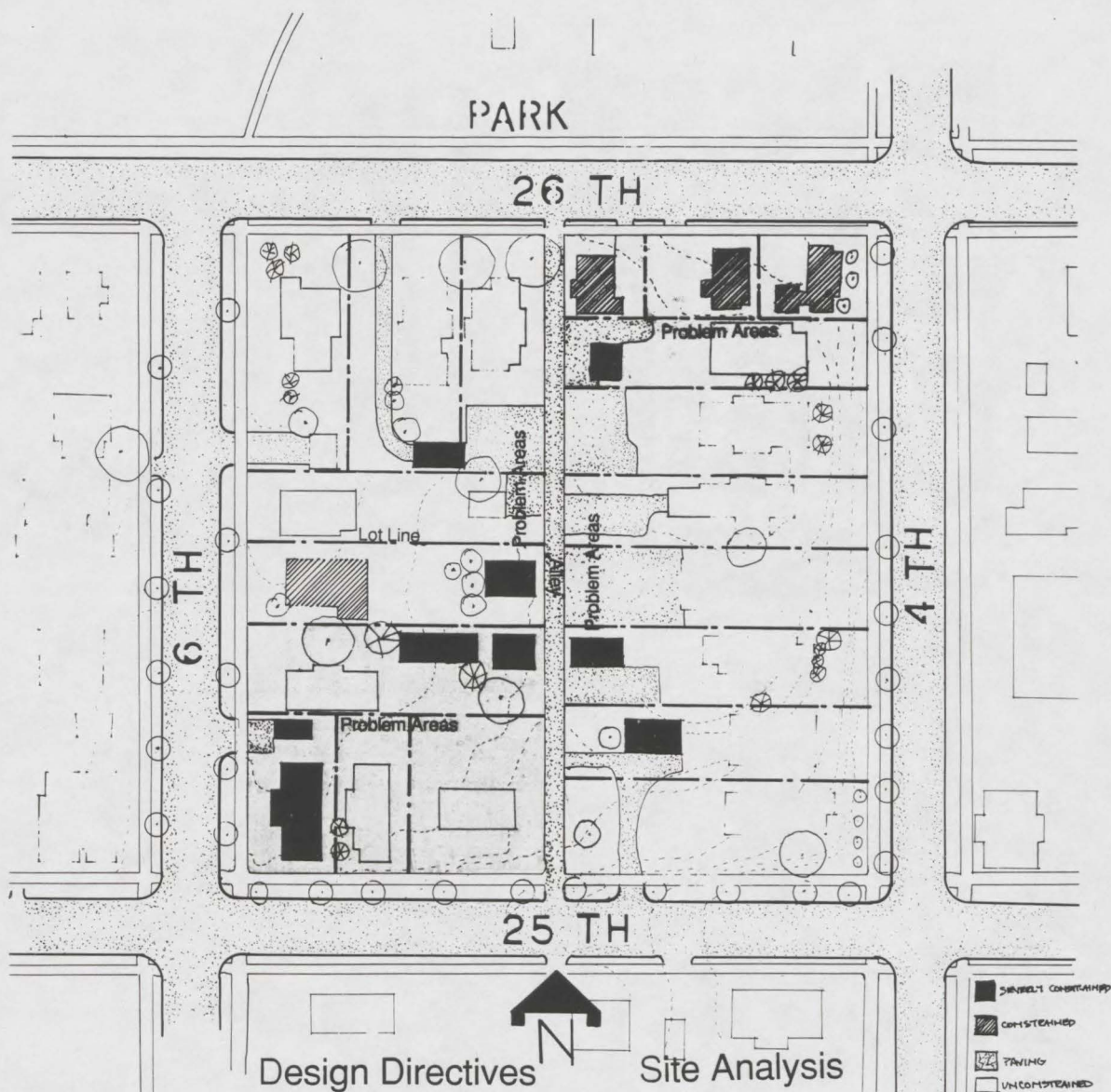
The delineation of public and private space was handled similarly by the two groups. Street tree plantings, lighting, fencing and retaining walls all combine to visually mark the boundaries between public right-of-ways and private yards.

The creation of a tot-lot was a direct response to the concern of the community for a secure play area. Group One took advantage of the south east edge of Farview Park, the steep slope provides a background for the tot-lot and separates it from the rest of the park. Group Two used a vacant lot created by removal of a house. Both groups intend the tot-lot to be visible to supervising adults and inviting to young children.

This block invited a similar initial reaction from both groups. However, through unique and creative problem solving two different solutions have been put forth.

GROUP ONE

JOHN DOBBS
PAUL GREENWALD
JON KIRKHOFF
JULEE VOLKMUTH



Through the Center for Community Studies (C.C.S.) and under the direction of the Hawthorne Area Revitalization Demonstration Project (H.A.R.D.) we have studied, analyzed and have stated design directives and criteria to achieve H.A.R.D.'s overall objectives and goals. Our study area is the 8.25 acre block located south of Farview Park and East of 6th St. N. and includes the 6th St. and 4th St. corridors.

SITE ANALYSIS

The block itself and the neighborhood as a whole does not seem to hold together very well as a community. The block seems to be a block of contrasting styles and ideas and thus the sense of community, security and character of the original Victorian

neighborhood has been lost. It is this confusion and lack of defensible space which is the main problem in our block.

As seen in some of the mood sketches there are some problems that exist in the contrasting styles and setbacks of the existing dwellings. The problem is occurring in the newer and modified dwellings. The original homes have a Victorian style character to them including steep roof pitches. In the newer and modified dwellings including the apartment building this character of the Victorian homes and their rhythm of the roofs has been lost. Also, the common setback of the original dwellings has been lost in some of the newer dwellings.

In the front yard spaces and the streetscapes that surround our

block there is some confusion between public and private land. There is a lack of a strong edge of regular spaced plantings of trees.

The absence of this edge or buffer between front yard space and the public street space is a problem throughout our block. There needs to be a more gradual transition from the public street to the private dwelling which should include this stronger planting of trees. However, found on the 4th Street side of our block there is a large retaining wall that gives a strong edge to the defensible front yard space. Seen in the mood sketch it is so high that it is almost too overpowering and could be scaled down some to give a more gradual transition. The materials used should be uniform in this block long retaining wall.

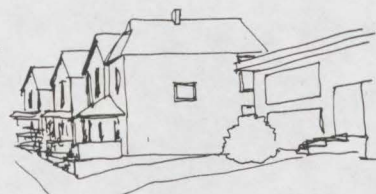
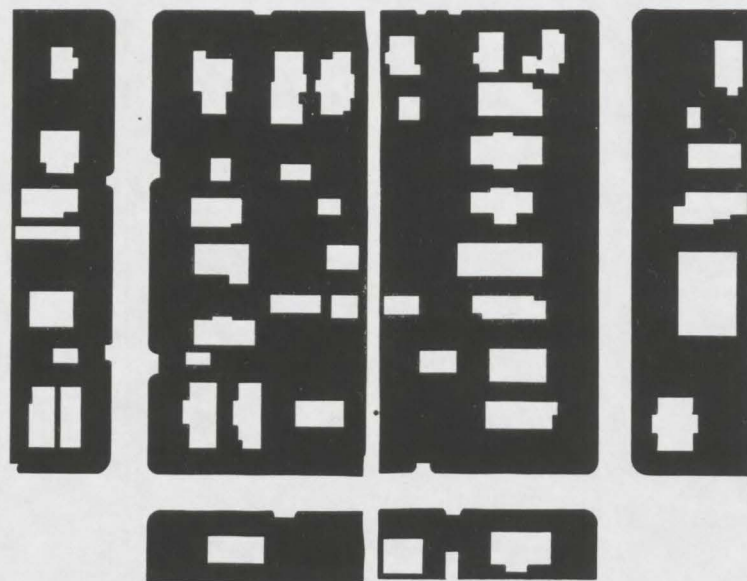
In the backyard and alley spaces there is much confusion. There needs to be more unified and shared backyard spaces and alley to increase the sense of community and to help with security. Views across the backyards and through the alley need to be opened up. Now views are very limited due to cluttered backyards and poorly spaced garages. Backyards such as the two poorly rated homes on the N.E. corner of our block need to be cleaned up. Reconstruction of these homes would help to improve the character of this corner.

As seen in the site analysis plan the garages and parking spaces (paved areas) that line the alley in our block are placed here and there without any thought to



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Hawthorne Area Community Council
University of Minnesota School of Landscape Architecture

John Dobbs
 Julee Volkmuth
 Paul Greenwald
 Jon Kirkhoff



their placement and organization. By placing them with a common setback so important views aren't blocked and using common paving materials and unified roof pitches the alleyway and backyards, with the cleaned up and semi-unified backyards, will begin to feel as a shared community space and thus a defensible private space.

To help to improve the backyard spaces the one

home, "granny home", that is illegally located in the middle of the block off street, should be removed to open up views and create more backyard spaces.

The park which is adjacent to the north end of our block is very important to our block. People of the neighborhood won't let their children play in the park due to many safety problems. In the neighborhood survey that was

taken by the residents, security, more equipment and a small tot-lot were three highly rated improvements that people wanted for the park. By analyzing the park we feel that the space just adjacent to the north end of our block would be an excellent area for a tot-lot and playground. The large hill separates the area where the adults and older children gather from this corner of the park. It

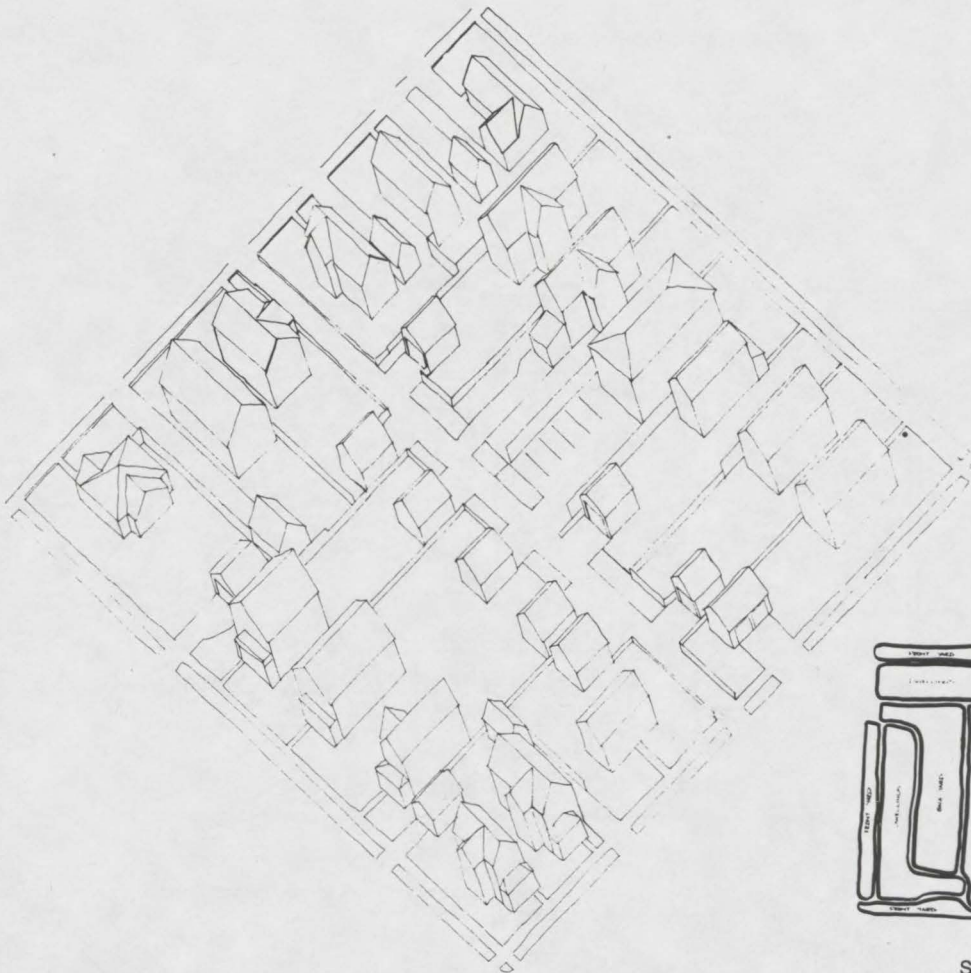
would be a secure place across the street from the block for parents to watch their children play. Also by unifying and cleaning up this north edge of our block with common setbacks and unified front yards and styles of homes, a more privatized, secure and pleasant relationship will occur between the residents and the park.



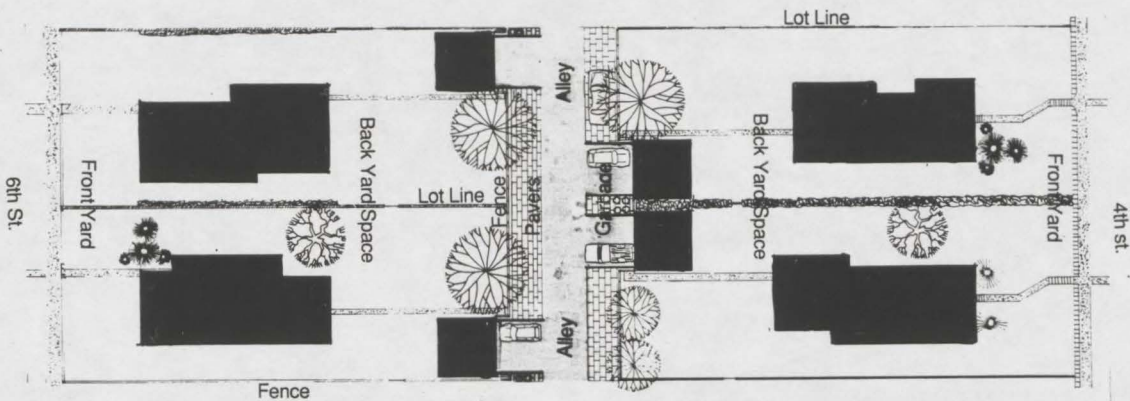
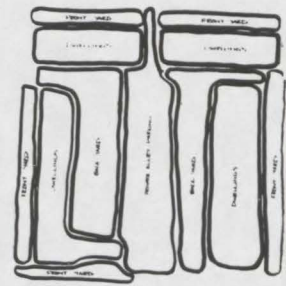
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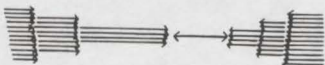
Refined Alley Space



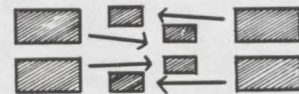
Spatial Relationships



Intimacy Gradient

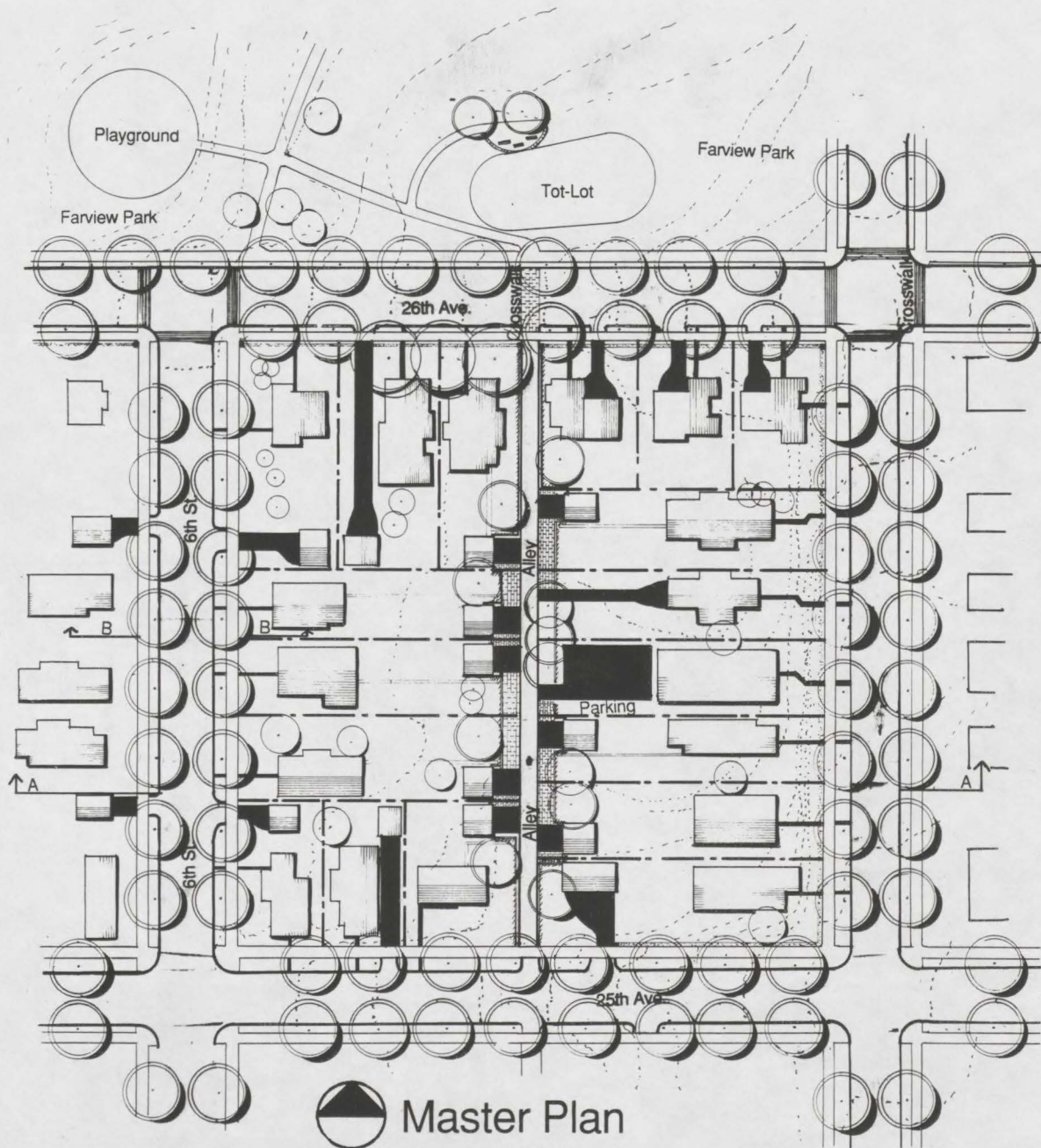


Defensible Back Yard Space



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Julee Volkmuth
Paul Greenwald
Jon Kirkhoff



DESIGN CRITERIA

We recommend these changes. We recommend the removal and rebuilding of the home that sits on the southwest corner. It is very deteriorated and so is its detached garage and it has a very small backyard space. By rebuilding a smaller dwelling, but still maintaining the Victorian

character, there will be a larger backyard space. Also, we recommend the removal of the home that is set back into the block (off street). Besides being illegal, the home blocks views and interrupts the backyard spaces of the on street homes. We also recommend the removal and rebuilding of the three homes that

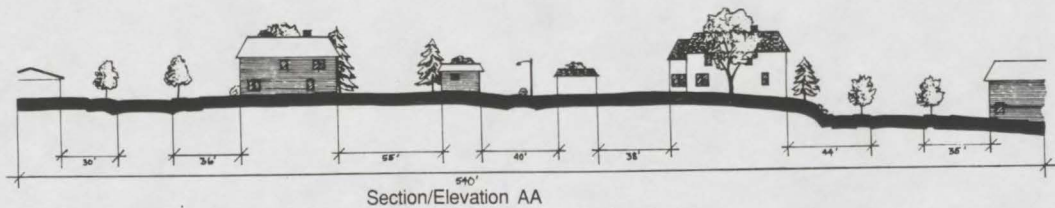
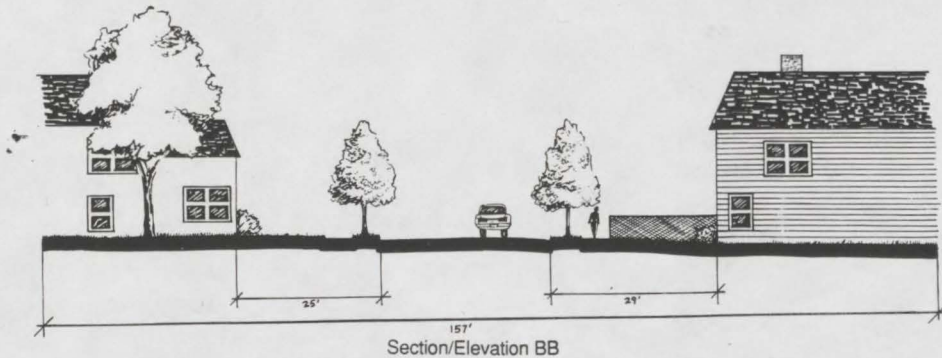
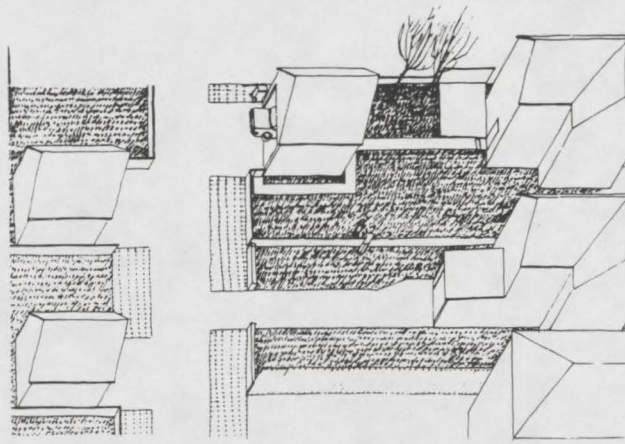
are present on the northeast corner of the block and the removal of the home just south of these three. The top three dwellings and especially the two nearest the northeast corner are very messy and are in bad shape. We recommend removing the top three dwellings and setting the newly built Victorian style homes

back to match the common setback of all the homes facing the park. By removing the home just behind these three we will create large defensible backyard spaces for these homes and also create a transition space in the front yard from public to private. This will help in this relationship between the block and the park.



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To match the block to the west we recommend a Victorian ring to encircle the park. This would be a very small retaining wall in the yards of the homes facing the park and would act in the transition between public space and defensible front yard space. This Victorian wall then would connect to the retaining wall that is present on the 4th St. side of our block. We would recommend that the retaining wall on this side be terraced to give a softer edge from the homes to the street. We also recommend that common

materials such as concrete or brick be used in these walls.

As mentioned, we recommend a stronger planting of street trees to help in the transition from public to private. We feel that the front yard spaces can and should be left up to the home owner to decide if fencing is needed. A common material however should be used.

As seen in the small backyard plan, the backyard spaces should be kept clean, and again it should be left up to the home owner to decide if fencing or some type of marking of the yard line such as a

hedge is desired. We recommend that fencing can be higher near the home. It should remain at a lower level in the backyard area, including the fencing facing the alley, to keep views open and to enhance neighborhood interaction and security.

As seen in the master plan we have set the garages at a common setback and have placed them to maximize views through the backyards and alley. The garages should be semi-uniform and have their roofs pitched similar to the Victorian house roof pitches. We

have set the garages back 15 feet and have provided a uniform paved area for each garage for people to park their cars, work on their cars, and provide an area for garbage storage, ect.

We recommend that a small tot-lot and a separate playground be placed in the southeast corner of the park as shown in the master plan. Its placement will keep it separate from the rest of the park activities and will provide a secure area for children to play and still be watched by their parents.



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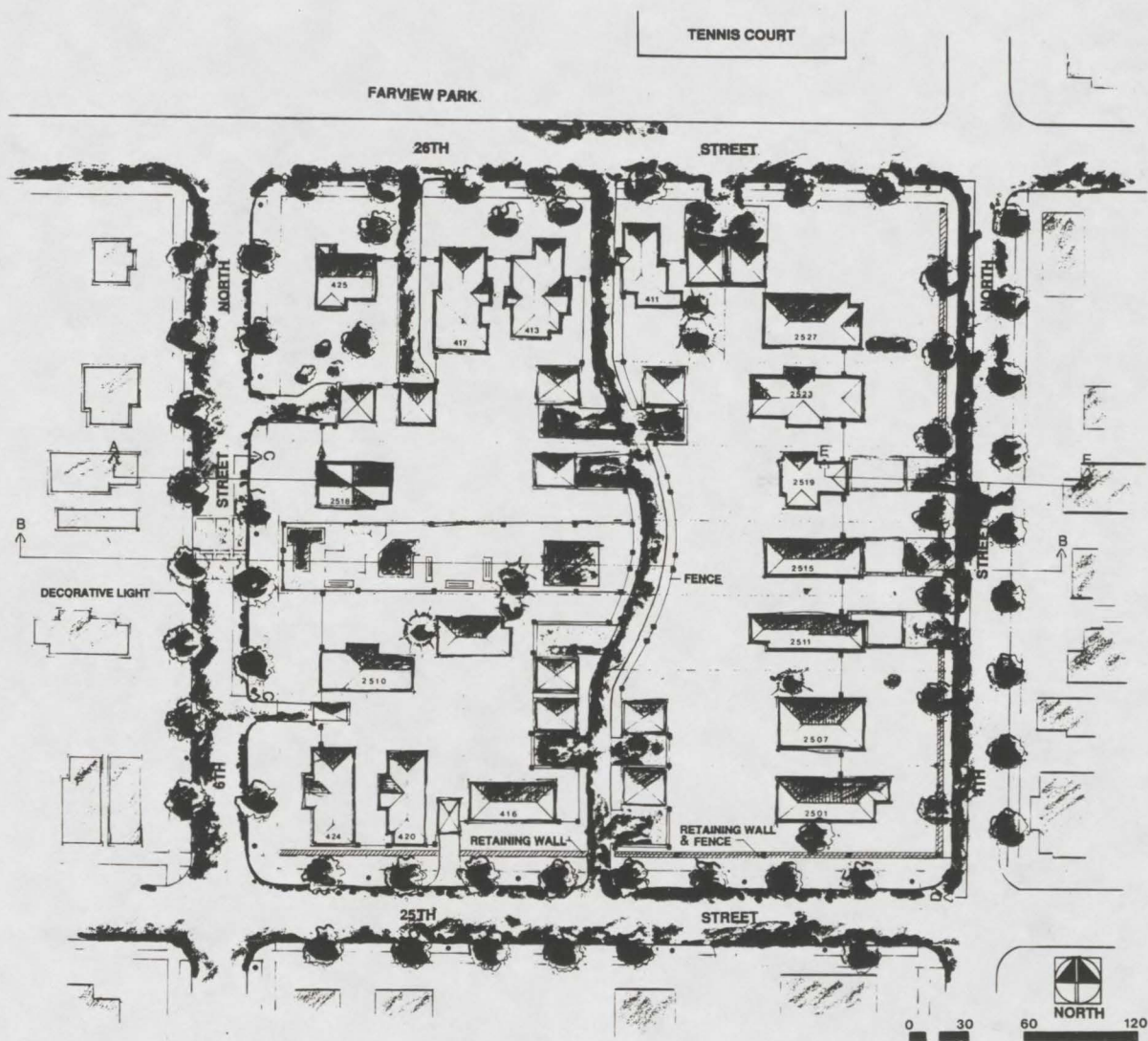
GROUP TWO

RON BEINING
NINA BONELLO
ALISON McKENNA
ANN MILLER



H.A.R.D.

HAWTHORNE AREA REVITALIZATION DEMONSTRATION PROJECT



MASTER PLAN



SECTION BB

HAWTHORNE AREA COMMUNITY COUNCIL

ANN MILLER
RON BEINING

ALISON MC KENNA
NINABONELLO

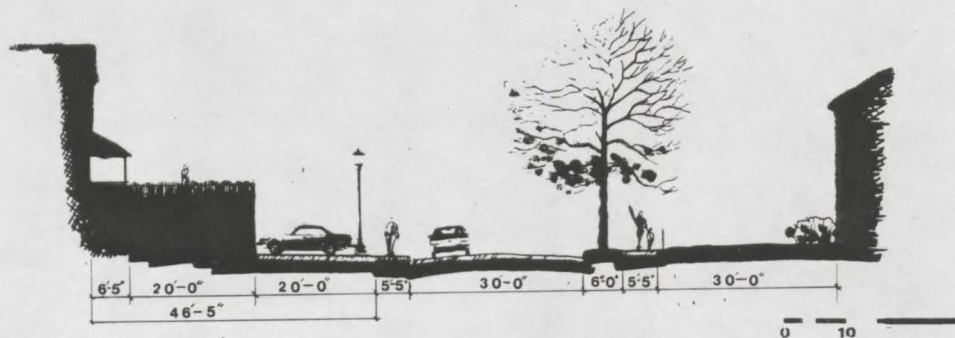
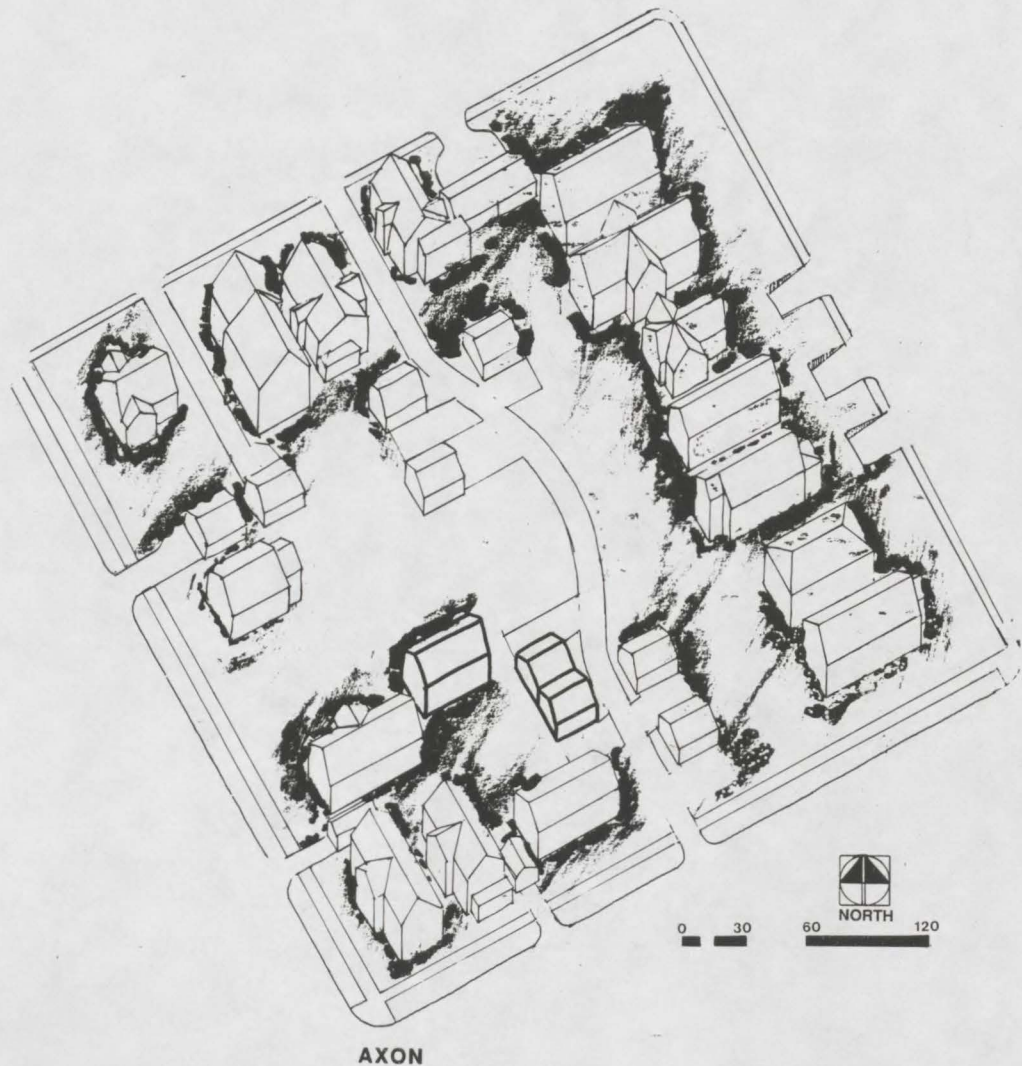


H.A.R.D.

HAWTHORNE AREA REVITALIZATION DEMONSTRATION PROJECT

● ALLEY

The alley is another semi-private/public area that was addressed in the design. Allowing for off street parking and new locations for garages to improve access and safety. The layout is in such a manner that visibility from the homes is possible into the alley and neighboring properties. The design takes advantage of the opportunity to use tuck under garages in order to maximize usable outdoor space. The tuck under garages on the east side of the block create a new type of streetscape that becomes more in scale to the pedestrian than the original high retaining walls with steep front yards leading to two- to three-story structures towering above the sidewalk. The increase visibility to and from the alley as well as across part of the back yards induces security. Night lighting along the alley does not encourage undesirable activities. The use of pavement change at the edge of the alley can be a subtle marker of boundary as well as the use of fence and plantings. The indicated curve of the alley is in response to taking advantage of livable outdoor space. The location of the curve is adjacent to the play area which gives an edge to the play area and allows for some activity to be brought into the center of the block.



SECTION EE

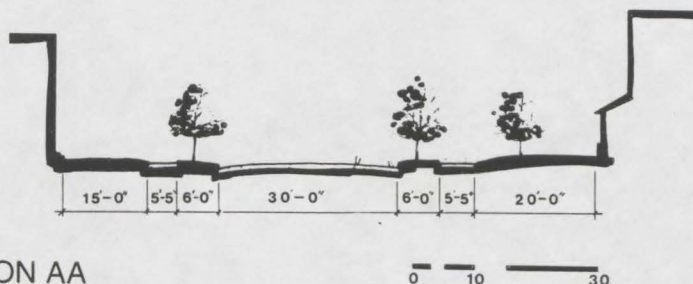
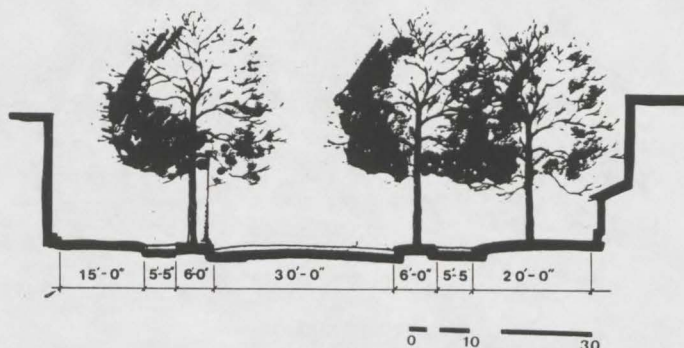


H.A.R.D.

HAWTHORNE AREA REVITALIZATION DEMONSTRATION PROJECT

● STREET

The issue first addressed was the public space - the street. Elements of the street include the street itself, the boulevard and the sidewalk. The opportunity to give definite boundary to the public area of the street and the semi- public/private area of the front yard through use of: fence, retaining wall, change in elevation, plantings, or type of sidewalk pavement. Vehicular traffic was noted according to speed, frequency and street parking. The street on the north side exhibited heavy traffic patterns and some street parking. The other three streets had more residential qualities of light traffic and slower speeds and some on street parking. Scale was addressed when considering pedestrian use of this public area. The use of boulevard plantings and better lighting define the pedestrian aspect of the street as well as does the width of the sidewalk. The public space allows for opportunities of recreation such as walking and biking, and neighboring. As the street is used more by the residents it becomes a safer place, a place that undesirable activities would less often occur.



SECTION AA

● FRONT YARD AND ALLEY

The next area addressed is the semi- private/public areas of the front yard and the alley. The front yard becomes a transition area from the public (street) to private (home). It is important to be able to distinguish between the types of areas. Having clear markings such as fence, wall, elevation change or plantings; allows for people to be able to identify territory. The front yard allows for self expression as seen directly by others.

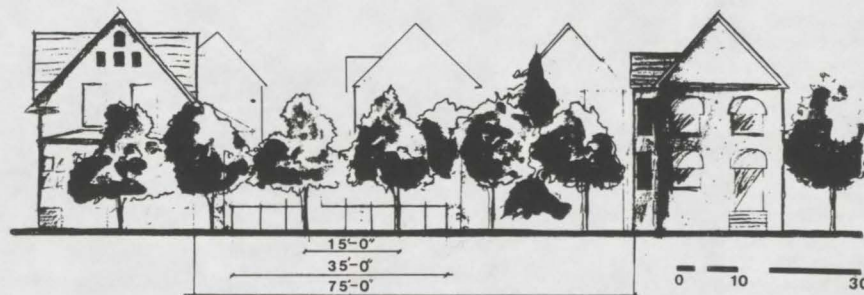


SECTION DD



H.A.R.D.

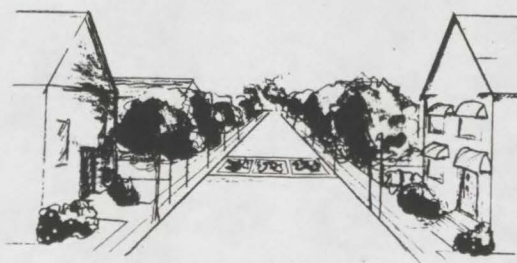
HAWTHORNE AREA REVITALIZATION DEMONSTRATION PROJECT



●BACKYARD

The third area considered in the design was the private area of the back yard. Maintaining visual site lines helps create a more secure environment. The private space of the back yard allows for opportunities of personal activities and play. Again, it is important to have clear definition of territory.

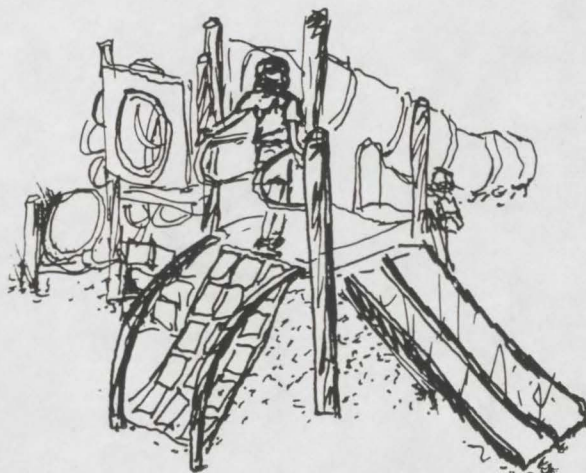
SECTION CC



●TOT-LOT/PLAYGROUND

A proposed tot lot / playground developed for the community need for a safe children's activity/recreation area. The location being a semi-private/public space that is accessible to the residents of the block. The area also is a response to the use of a vacant property that becomes a place. Adjacent properties view into the play area allowing a level of security. The use of fencing and plant materials delineate edge. The play area is defined and controlled by the residents of the block.

PERSPECTIVE



The design for Hawthorne Neighborhood was driven by the need to define space so that it is clear to who has access to, responsibility toward and control over what space.